



Sandwell
Metropolitan Borough Council

Sandwell Strategic Housing Land Availability
Assessment (SHLAA)

5 Year Housing Land Supply

Update as of April 2021

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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 2021 supersedes all previous SHLAAs prepared by Sandwell MBC.
- 2.2 When the first SHLAA was produced, a Sandwell SHLAA Stakeholder Panel was formed.
- 2.3 During autumn 2020 a Black Country SHLAA stakeholder workshop was held, with around 50 attendees from the development industry. Attendees were invited to join a Black Country SHLAA Stakeholder Panel. A list of current Panel members and terms of reference for the Panel are provided in Appendix 1.
- 2.4 A meeting of the Panel took place on 24 February 2021, to discuss and provide comments on the draft 2020 SHLAA reports / tables of sites and feed into the final published reports. The Panel were consulted on proposed changes to the SHLAA methodology during summer 2022. It is intended to involve the Panel on any updates to the SHLAAs on an annual basis
- 2.5 The SHLAA has been updated regularly to take account of changes, including planning permission, houses under construction and completions. It also includes any suitable new sites which have been proposed arising from landholder / developer interest or as a result of site information from within the council. It also removes sites that are no longer considered to have potential for housing, including sites secured for non-residential uses.
- 2.6 This SHLAA report has a monitoring base date of April 2021 in terms of planning permissions and completions. The SHLAA reflects the allocations and policies set out in the adopted Site Allocations and Delivery DPD and the West Bromwich AAP

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

3. National Policy

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

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

3.3 The NPPF aims to:

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

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

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

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

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

projections¹) and has a start date of the current year i.e. April 2021 for the current SHLAA. This is because it is now more than 5 years since the Black Country Core Strategy (BCCS) was adopted in 2011 and so the BCCS is out-of-date;

- A 20% buffer has been applied to the 5-year housing land supply calculation, in accordance with the Housing Delivery Test 2021 outputs for Sandwell¹;
- Sites with permission for, or potential for provision of, communal accommodation are now included in the SHLAA and the housing supply. The capacity of these sites is calculated using current national adjustments (no. bedrooms / 2.5 for student accommodation, and no. bedrooms / 1.8 for other communal accommodation).²
- As the BCCS is out-of-date and the targets within it extend for 6 years only, the SHLAA assesses how far housing supply will meet BCCS targets 2006-2026, but also how far supply will meet 10 and 15-year housing need figures using the standard method. These additional calculations have a base date of the current year;
- In assessing the delivery trajectory of sites, all small sites (< 10 homes) with planning permission have been assumed for delivery within 5 years, all small sites without delivery information have been assumed for delivery within 5-10 years and all major sites (10+ homes) have a tailored, annualised trajectory based on robust delivery evidence³;
- The definition of windfalls has now changed to cover greenfield land as well as previously developed land. Therefore, when determining the housing potential of windfalls, including consideration of past trends, these now include greenfield land, such as open space and residential gardens.

4.0 Sandwell Housing Requirements

4.1 As set out above (para 3.5), the SHLAA must now assess housing land supply against two different sets of targets. One set is taken from the Black Country Core Strategy (BCCS) and covers the period 2006 to 2026. The second set is taken from the standard method, as set out in the NPPF and NPPG, and is an annual figure which extends from the current year (April 2021) up to 2039.

¹<https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

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

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

Black Country Core Strategy Targets

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

Table 1: BCCS Targets and Completions

	Past Net Completions	Black Country Core Strategy (Feb 2011) Net Housing Target
2006-2016	7168	7421
2016-2021	3526	4690
2021-2026	-	9378
Total	10,694	21,489

4.3 The remaining housing requirement up to 2026 is 10,795 homes (net). The SHLAA must identify specific deliverable sites to meet housing requirements up to 2026. The supply must include sufficient deliverable capacity to address the under-supply of housing since the BCCS start date of 2006.

4.4 The BCCS net housing target for Sandwell from 2006-26 is 21,489 homes. Given that there were 10,694 completions 2006 – 21, there is a remaining requirement for 10,795 net homes up to 2026.

Standard Method

4.5 The starting point for the current standard method is the 2014-based household projections. For Sandwell, the average annual household growth for the period 2021-31 is 15,150⁴, when the 2021 workplace-based affordability ratio⁵ is factored in it equates to an annual figure of 1515.

4.6 Therefore, the local housing need figure for the five-year period 2021-26 is 7575 net homes. Including a 20% buffer, as required by the Housing Delivery Test, the five-year supply of deliverable sites required to meet local housing need would therefore be 9,090 net homes.

4.7 27,270 homes in total would be required to meet local housing need for the Black Country Plan review period (2021-2039).

5.0 SHLAA Purpose and Core Outputs

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

⁴ www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#basedlive-tables

⁵

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

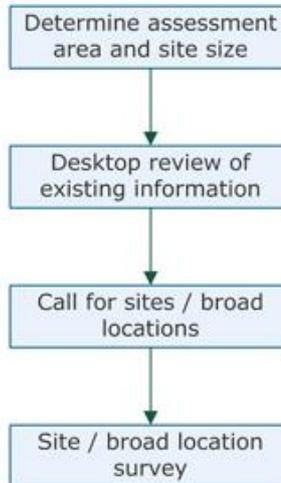
- 5.2 The SHLAA will aim to identify as many sites with housing potential as possible, taking into account national and BCCS policy constraints. Sufficient sites will need to be identified to exceed the housing requirement for each 5-year period to allow for non-implementation.
- 5.3 As a minimum, the SHLAA should provide certain core outputs and follow minimum process requirements to ensure that it is robust and credible to meet the tests of soundness set out in the NPPF. The SHLAA will therefore provide:
- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary);
 - The potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified);
 - An assessment of the deliverability / developability of each identified site to determine when an identified site is realistically expected to be developed.
- 5.4 Deliverable sites are defined as those which are suitable for housing and there is a reasonable prospect that they will be available for delivery within the next 5 years (by 2026). Developable sites are defined as those which are suitable for housing and there is a reasonable prospect that they will be available for delivery within the next 5-10 years (2026-31).
- 5.5 When judging whether there is a reasonable prospect of delivery within a certain time period, both the constraints on the site (availability) and the economic viability of the site (achievability) must be considered.

6.0 Methodology

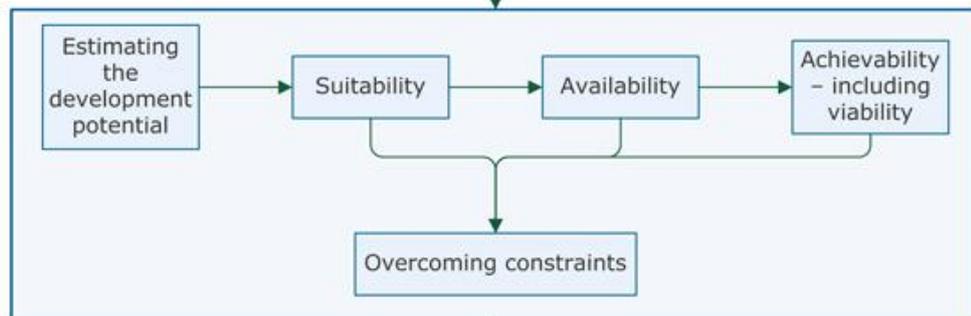
- 6.1 The following figure is taken from the Practice Guidance and shows the 10 key stages of a SHLAA. The Sandwell SHLAA follows these key stages, as set out below.

Figure 1: Methodology Flow Chart

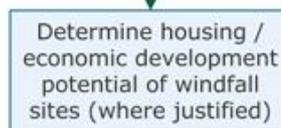
Stage 1 - Site / broad location identification



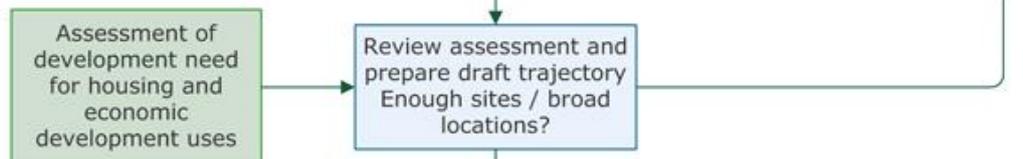
Stage 2 - Site / broad location assessment



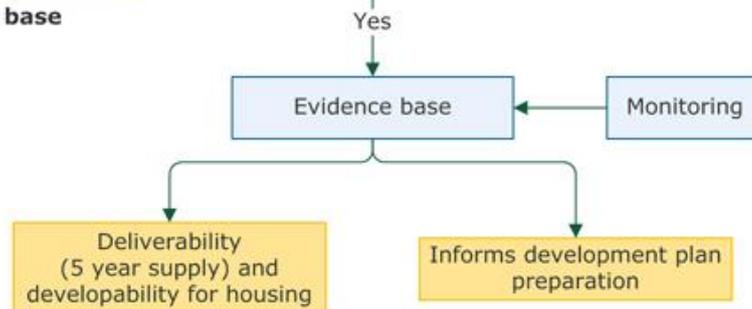
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



7.0 Stage 1 Identification of Sites

7.1 Geographic area

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

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

7.4 Sandwell's methodology identified types of land or areas to be excluded from the Assessment, Table 2. It proposed that if sites were identified that fell within the designations or parameters set out in Table 2, they should be assessed as having a nil housing potential due to their inappropriateness for housing as national and local policy advises against development within these areas.

Table 2: Sites / Areas to be Excluded from the Assessment

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

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

Site size

7.6 The Planning Practice Guidance suggests that LPAs should consider all sites and broad locations capable of delivering five or more dwellings. However, it continues that where appropriate, plan makers may wish to consider alternative site size thresholds.

7.7 Given the large number of identifiable sites within an urban area such as Sandwell, the resources and time available to complete the SHLAA preclude the collection of detailed information for very small sites. Therefore, smaller sites will be defined as those which could accommodate less than 10 homes.

7.8 However, smaller sites do contribute to housing supply in the borough and this is discussed in more detail at paragraph 10.

Identification of sites

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

Table 3: Data Sources

Type of site	Potential data source
Existing housing and economic development allocations and site development briefs not yet with planning permission	Local and neighbourhood plans Planning applications records Development briefs
Planning permissions for housing and economic development that are unimplemented or under construction	Planning application records Development starts and completions records
Planning applications that have been refused or withdrawn Pre-application discussions where the principle of residential use is supported.	Planning application records
Land in the local authority's ownership	Local authority records
Surplus and likely to become surplus public sector land	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

Type of site	Potential data source
Sites in rural locations	Local and neighbourhood plans
Large scale redevelopment and redesign of existing residential or economic areas	Planning applications Ordinance Survey maps Aerial photography
Sites in and adjoining villages or rural settlements and rural exception sites	Site surveys
Potential urban extensions and new free-standing settlements	

8.0 Stage 2 - Site / Broad Location Assessment

Yield

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

Assessment

- 8.5 The purpose of stage 2 is to establish whether the SHLAA sites are either deliverable, developable or not currently developable. The NPPF explain the definitions of deliverable and developable sites⁶:
- “Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the

⁶

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”.

- “Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged”.

8.6 The SHLAA will divide sites into:

- Site suitable for housing and deliverable by 2026
- Sites suitable for housing and developable over the period 2026-2039
- Sites suitable for housing and developable from 2039 onwards
- Sites allocated for housing but now considered not suitable / developable up to 2039
- Sites not suitable for housing

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

Availability

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

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

8.10 A site is available if it:

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

Suitability

- 8.11 This is an assessment of whether a site is suitable for development.
- 8.12 Policy restrictions, physical problems, environmental issues and other potential impacts should be taken into account in assessing a site's suitability for development. As set out in paragraph 7.4 and Table 2, any site falling within the excluded criteria were considered unsuitable and therefore determined as having no housing potential and are not identified in this assessment.
- 8.13 Sites with planning permission or outline permission, and/ or allocated sites have already been assessed for their suitability as part of the decision process to either grant permission or allocate the sites. These sites are therefore automatically considered to be suitable for housing development.
- 8.14 A site is suitable if:
- It is either under construction or has planning permission or outline permission or is a local plan allocation.
 - There are suitable access arrangements to the site, either existing or proposed.
 - It has no constraints restricting development.
 - It is a location where the principle of residential development has previously been accepted, for example site with permission for housing which has lapsed, or where an application for housing was refused but where the principle of residential development was accepted, and where there are no new constraints, also where pre-application discussions have taken place and the principle of residential development is supported.

Achievability

- 8.15 This is an assessment of whether development of a site is achievable. It is essentially a judgement about the economic viability of the land.
- 8.16 Achievable sites are sites where there is a reasonable prospect that housing will be developed on the site at a particular point of time. Market factors, cost factors and delivery factors should be taken into account in assessing a site's achievability for development. This could include site preparation costs, the inability to attract necessary funding or investment could also be a constraint to development. Market demand, the value of alternative land use, and the impact of nearby uses could also be a constraint to development. All sites that are being actively promoted by a developer will be considered achievable as it is assumed an analysis of a site's viability for development would have been completed by the developer.
- 8.17 A site is achievable if it is considered there is a reasonable prospect that housing will be delivered on the site at a particular point in time (i.e. within 5 years, 6-10 year for over 10 years).

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

- 8.18 A review of Black Country Core Strategy and the Site Allocations and Delivery DPD began in 2017. The review included assessing all residential and employment allocations to determine whether they are still developable, deliverable and available.
- 8.19 During 2019 / 20, detailed evidence was progressed, to support the Black Country Plan review in the form of a Black Country Economic Development Needs Assessment (EDNA) and a Black Country Employment Area Review (BEAR). The EDNA sets out the need and supply for employment land. The BEAR provides an assessment of all of the Black Country's employment areas, based on detailed fieldwork and engagement with occupiers and landowners to establish their up to date positions regarding their intentions for current employment sites and future business needs. This work provided the key evidence to inform what position the Plan should adopt on the protection and retention of existing employment areas, and more significantly, which of the existing housing allocations which involve the redevelopment of employment land should be deleted, with those sites retained for employment activity.

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

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

9.0 Risk Assessment

- 9.1 An assessment has been made on housing commitments which form part of the Council's five-year housing supply. It would be unrealistic to assume that all those sites will be implemented straight away. A 5% reduction has therefore been applied to those sites (excluding sites under construction). For allocated sites which are not occupied employment sites a 10% deduction has been applied and those sites which are occupied by an employment use, a discount rate of 15% has been used.
- 9.2 The discount rates **will not** be applied when calculating the 5 year housing land supply (see para 11.6), as there is a set national methodology for calculating

this⁷, which includes the application of a minimum 5% buffer to allow for non-implementation.

10.0 Stage 3: Windfall Assessment

Small Site Contributions

- 10.1 Paragraph 70 of the National Planning Policy Framework states that local planning authorities may make an allowance for windfall sites in the five-year supply if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- 10.2 As set out in paragraph 7.7, the SHLAA precludes the collection of detailed information for very small sites, which are defined as those which could accommodate less than 10 homes. Therefore, an allowance for the completion of dwellings on small sites has been made and will contribute to the overall housing provision.
- 10.3 Commitments that are smaller than 10 units have been included. Past trends of completions on small sites have been reviewed and are shown in Table 4 and an average of those completions has been used. The contribution of small sites from past trends is included from 2026/27 as sites with planning permission will have either been built out or have expired by this start date.

Table 4: Windfall Completions

Year Completed	Number of Windfall Units Completed in Strategic Centre (a)	Number of Windfall Units Completed in Tier 2 Centres (b)	Number of Windfall Units Completed in Tier 3 Centres (c)	Number of Windfall Units Completed Out of Centre (d)	Total Windfall Units
2011/2012	0	8	29	116	153
2012/2013	0	23	1	85	109
2013/2014	4	4	10	102	120
2014/2015	11	8	8	107	134
2015/2016	8	18	13	85	124
2016/2017	11	20	7	143	181
2017/2018	10	17	22	97	146
2018/2019	10	16	2	71	99
2019/2020	4	21	2	31	58
2020/2021	17	25	16	92	150
Total	75	160	110	929	1274
Average over 10 years (rounded up)	8	16	11	93	128
Total for 2026-2039 (13 years)	104	208	143	1209	1664

⁷ National Planning Practice Guidance: Housing Supply and Delivery (22 July 2019)

- 10.4 The table above shows that over the last 10 years there has been an average of 128 completions per annum. This equates to 1664 homes between 2026-2039.

Surplus Floorspace Structural Uplift

Strategic Centre

- 10.5 However, this rate would represent a continuation of past rates and trends only and would exclude the potential of larger conversion sites delivering 10+ homes, which have emerged in greater numbers in recent years, supported by changes to permitted development regulations. Further evidence on the housing capacity of the Strategic Centres, prepared to support the emerging Black Country Plan, highlights the high probability that, in future, there will be structural change in patterns of land use in Centres.
- 10.6 As part of this work, the amount of property with vacant floorspace in West Bromwich Strategic Centre was estimated at 27,670 sqm (ground floor only). 8,142 sqm of this is already accounted for as part of identified SHLAA sites. An additional 17,047 sqm is accounted for as part of potential new housing allocations in West Bromwich Strategic Centre (see para 13.3). Of the remaining 2,481 sqm of property with vacant floorspace, it was assumed that 40% provided three stories of vacant floorspace; 9% provided two and half stories of vacant floorspace; 15% provided two stories of vacant floorspace and that 22% provided one storey of vacant floorspace. It was then assumed that 25% of overall vacant floorspace would be surplus for other centre uses and developed for housing between 2026-39. Finally, it was assumed that, on average, 15% of floorspace would be required for circulation and that 65 sqm of vacant floorspace would deliver one new home. This generated an estimate of **16 homes over the period 2026-39** to emerge through building conversions as a result of structural change in the City Centre, over and above a continuation of past trends.

Town, District and Local Centres

- 10.7 In Sandwell there are 7 Town Centres (Tier 2) 12 District Centres and 15 Local Centres (Tier 3). For the Town Centres the amount of property with vacant floorspace was estimated at 19,365 sqm (ground floor only). 3,330 sqm is already accounted for as part of identified SHLAA sites. Of the remaining 1,394 sqm of property with vacant floorspace, it was assumed that there were on 5 Town Centres with 2 stories of vacant floorspace and 2 Town centres with 2.5 stories. It was then assumed that, on average, 15% of floorspace would be required for circulation and that 65 sqm of vacant floorspace would deliver one new home. This generated a surplus floorspace uplift estimate of 116 homes for the 7 Town Centres.
- 10.8 For the Tier 3 centres, the number of vacant units over the last five years (taken from annual surveys) was used to average the number of vacant units per centre. This along with the average size of unit and the average storey per centre generated the a surplus floorspace uplift estimate for District and Local

Centres (assuming that, 15% of floorspace would be required for circulation and that 65 sqm of vacant floorspace would deliver one new home). This resulted in a total of 109 homes for all Tier 3 Centres.

Table 5: Surplus Floorspace Uplift Estimate

Type of Centre	Surplus Floorspace uplift estimate – no of homes
Strategic Centre	16
Town Centres	116
District and Local Centres	109
Total	241

11.0 Stage 4: Assessment Review / Summary of results

11.1 This SHLAA report provides a total housing capacity of 9236 homes net. This total includes capacity from identified sites and small windfall sites.

Table 6: SHLAA Housing Capacity

SHLAA Category	Total Homes (net)			
	2021 - 2026	2026 - 2031	2031 - 2039	Total 2021 - 2039
Identified Sites	2977	1860	2734	7572
Small Windfall	0	640	1024	1664
Total	2977	2500	3758	9236

11.2 A full housing supply trajectory, including anticipated net completions from each individual source of capacity, is set out in Appendix 2 Table 11. This supply trajectory is compared against two sets of housing targets: Black Country Core Strategy net housing targets for 2006-26; and Local Housing Need using the Standard Method 2020 for 2020-2039.

11.3 Taken together with the 10,694 net completions to date (2006-21), the SHLAA provides a total capacity of 13,671 net homes over the period 2006-26. The BCCS target for Sandwell is 21,489 homes for the same period. This results in a shortfall of 7,818 homes.

Five Year Housing Land Supply

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

11.5 The LHN is set out in Para 4.5 of this report. The annual requirement is 1515 homes per annum which equates to 7,575 units for the 5-year period 2021-2026. Including a 20% buffer, as required by the Housing Delivery Test, the

five-year supply of deliverable sites required to meet local housing need would therefore be 9,090 net homes.

- 11.6 Table 11 (Appendix 2), demonstrates that 3,092 homes (**without discounts**) are deliverable. This is below the number of homes required to meet the local housing need, using the standard method with 20% buffer applied.

Table 7: Sandwell Five Year Housing Land Supply

5-year supply range	LHN	20% Buffer applied as per Housing Delivery Test	Capacity Available (without discounts)
2021/22 – 2025/26	7575	9090	3092

Long Term Housing Land Supply

- 11.7 Para 11.5 states that the total net housing requirement for Sandwell over the remaining Plan period (2021-26) is 9,090 net homes. Identified sites which are suitable for housing and are either deliverable or developable by 2026, can provide 3092 homes a deficit of 5,998 homes. The Black Country Plan review period extends up to 2039. Using the current standard method, 27,270 homes would be required to meet Sandwell’s local housing need over the Plan period, as set out in para 4.5, there is a shortfall of 18,034 homes against this figure.

12.0 Summary of Results

- 12.1 In summary, this SHLAA Report provides a total housing capacity of 9,236 homes net. This total includes capacity from identified sites, broad locations and small windfall sites, as set out in Table 6. All housing capacity figures have been derived using a methodology which is in accordance with national guidance.

Trajectory

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

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

- 12.3 Taken together with the 10,694 net completions to date (2006-20), the SHLAA provides a total capacity of 13,671 net homes over the period 2006-26. The BCCS target for Sandwell is 21,489 net homes over the Plan period (2006-26). This is a shortfall of 7,818 homes.

Five Year Housing Land Supply (2021-26)

- 12.4 In terms of an immediate 5 year housing supply of deliverable sites for the period 2021-26, Table 11 (Appendix 2) demonstrates that 3092 homes are deliverable on identified sites, **without discount**, over the period 2021-26. This

is below the 9,090 net homes required to meet local housing need, using the standard method and a 20% buffer, as set out in para 11.5 above. Therefore, Sandwell does not have a 5 year housing land supply.

Black Country Plan Review Housing Land Supply (2021-39)

12.5 The SHLAA provides 9,236 homes over the period 2021-39. There is therefore a shortfall of 18,034 homes compared to the Sandwell local housing need of 27,270 homes over the Black Country Plan review period (2020-39).

13.0 Implications of Emerging Black Country Plan

Potential for Density Uplift

13.0 The Black Country Urban Capacity Review Update 2021 includes an estimate of the potential uplift in housing capacity which could be achieved through adoption of a new Black Country Plan density policy in 2024 (applying to sites of 10+ homes).

13.1 A density uplift assessment has been undertaken of all identified SHLAA sites which are unlikely to have gained planning permission by 2024 and which have a capacity of 10 homes or more. Where the site is located within West Bromwich Strategic Centre (as defined in the Black Country Core Strategy) a minimum density of 100 dwelling per hectare (dph), net of open space, major roads and other uses, has been assumed, unless there are character constraints (e.g. listed building, conservation area, low density local character). Where a site is located outside West Bromwich Strategic Centre a minimum density of 40 dph net has been assumed. Where a site falls within the 45 dph buffer, as set out in the UCR Update a density of 45 dph has been assumed.

9.4 Details of the sites where a density uplift was applied are set out in Table 8.

Table 8: Sites with Density Uplift Applied

Site Ref	Address	Site Area - Net	Current Capacity	Current net density	New capacity	New net density	Potential Uplift
3025	Silverthorne Lane/ Forge, Lane, Cradley Heath	2.82	99	35	127	45	28
2919	Land to east of Black Lake, West Bromwich	2.45	86	35	110	45	24
3009	Tatbank Road, Oldbury, B69 4NB	1.15	40	35	52	45	12
2370	Bradleys Lane / High Street, Tipton	5.6	230	41	241	43	11
1463	Lower City Road, Oldbury	1.83	64	35	73	40	9
1449	Wellington Road, Tipton	0.86	31	36	40	47	9
1376	Elbow Street, Old Hill	0.72	25	35	33	46	8
2986	Friar Street, Wednesbury	1.01	38	38	45	45	7
3223	Summerton Road, Oldbury	0.89	32	36	36	40	4

2972	Used Car Sales site on corner of Lower Church Lane, and Horseley Heath, Tipton	0.56	20	36	23	41	3
3041	Cokeland Place / Graingers, Lane, Cradley Heath	0.36	13	36	16	44	3
3023	Macarthur Road Industrial, Estate, Cradley Heath	0.3	11	37	13	43	2
1183	land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	1.9	60	32	86	45	26
1994	Land And Premises At Winkle Street And John Street, West Bromwich	1.01	31	31	45	45	14
2946	Site surrounding former Post office and Telephone exchange, Horseley heath, tipton	1.16	42	36	52	45	10
744	Perrott Street / Kitchener Street , Black Patch, Smethwick	1.39	49	35	56	40	7
6442	George Street WBP18, West Bromwich	0.74	26	35	33	45	7
3049	Land between Addington Way and River, Tame; Temple Way (Rattlechain)	0.9	32	36	36	40	4
1203	Mill Street, Great Bridge	0.86	30	35	34	40	4
28	Alma Street, Wednesbury	0.52	19	37	23	44	4

13.2 The total potential density uplift is 196 homes without discount. When the relevant discount (15% to sites refs 3025 – 3023; and 10% to sites refs 1183 – 28) is applied, the uplift is reduced to 158 homes.

Potential New Housing Allocations in West Bromwich Strategic Centre due to Structural Change

13.3 New evidence also highlights the potential for identification of new housing allocations in the Strategic Centre. These new allocations cannot be progressed through the Black Country Plan, as the Strategic Centres are not “in scope” for allocations, however they will be progressed through the Sandwell Development Plan review. The West Bromwich Interim Planning Statement and Master Plan was approved by Cabinet in February 2022 and sets the long term vision and strategy for the future of the centre and provides an indication of the potential for new housing if sufficient funding can be achieved. The inactive figures for the number of homes in the centre have been used to estimate the potential capacity and equates to 1025 homes, following discount of 10%.

Summary of Potential Supply

Table 9: Potential Supply Estimates

Source of supply (includes discounts where applicable)	2021-2039
Identified sites in SHLAA	7572
Small Windfall	1664
Potential sources of supply estimates	

Density uplift	158
Potential new housing allocations in WB SC due to Structural Change	1025
SC Surplus floorspace	16
Surplus floorspace Tier 2 and 3 centres	225
Total potential supply	10660

Appendix 1

Black Country SHLAA Stakeholder Panel & Terms of Reference

Table 10: List of Current Members

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

Black Country SHLAA Stakeholder Panel Terms of Reference

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

Appendix 2 Stage 5: Final Evidence Base

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

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

Table 11: Sites Suitable for Housing and Deliverable between 2021-2039

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Deliverable 5-10 years (2026-31)	Homes Deliverable 10-15 years (2031-36)	Homes Deliverable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
6476		N	374 High Street, West Bromwich	0.13	West Bromwich Central	Full	U.C.	97	0	97	0	0	0	DC/18/62034; PD/18/01005	97	0	0	0	0	2021 u/c
766		N	Moor Lane / Harvest Road Rowley Regis	3.47	Rowley	Full	U.C.	90	0	90	0	0	0	DC/18/62173	90	0	0	0	0	u/c July 2021
1533		N	Great Bridge - Car Park Tipton	0.37	Great Bridge	Full	U.C.	48	0	48	0	0	0	DC/17/60197	48	0	0	0	0	bldg control shows under construction may 2021
2172		N	Land at 12 Grange Road and The Wharf PH Grange Road Cradley Heath	1	Blackheath	Full	U.C.	42	0	42	0	0	0	DC/19/63623	42	0	0	0	0	Building Control notice submitted 2020 ; u/c
3040		N	Cradley Heath Factory Centre Woods Lane Cradley Heath	3.32	Cradley Heath and Old Hill	Full	U.C.	140	106	34	0	0	0	DC/18/62535	34	0	0	0	0	u/c

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
3185		N	The Mill Beaconview Road West Bromwich	0.2 3	Charlem ont with Grove Vale	Full	U.C.	32	0	32	0	0	0	DC/21/65724	32	0	0	0	0	april 2022 new app submitted variation of conditions - 2021 u/c
2996		N	Thompson Road (Alfred Gunn House) Oldbury B68 8QE	1.1 6	Bristnall	Full	U.C.	31	0	31	0	0	0	DC/19/62840	31	0	0	0	0	u/c
317		N	Phoenix Street / Irvan Avenue West Bromwich	2.8 8	Greets Green and Lyng	Full	U.C.	128	60	68	0	0	0	DC/18/62186	25	30	13	0	0	Bldg control shows more plot completions
5833		N	The Thimblemill 174 Thimblemill Road Smethwick	0.4 4	abbey	Full	U.C.	24	0	24	0	0	0	DC/20/64611	24	0	0	0	0	u/c 2021
6885		N	Block S Applewood Grove Cradley Heath	0.2 0	Cradley Heath and Old Hill	Full	U.C.	18	0	18	0	0	0	DC/19/62730	18	0	0	0	0	u/c
2918		N	Land at Junction of Black Lake and Swan Lane West Bromwich	1.2 5	Wednes bury South	Full	U.C.	70	54	16	0	0	0	DC/17/60621	16	0	0	0	0	finish 2022

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
6909		N	Land At The Junction Of Meredith Street St Lukes Street Cradley Heath	0.19	Cradley Heath and Old Hill	Full	U.C.	15	0	15	0	0	0	DC/19/63826	15	0	0	0	0	2021 u/c
2625		N	Haden Cross Drive Cradley Heath	2.16	Cradley Heath and Old Hill	Full	U.C.	53	30	23	0	0	0	DC/18/62094	12	11	0	0	0	u/c
5892		N	Site Of Former Royal Oak Public House 261, 259 & 257 Whitehall Road Tipton	0.09	Great Bridge	Full	U.C.	12	0	12	0	0	0	DC/20/64027	12	0	0	0	0	u/c 2021
2712		N	50-52 Sandwell Road West Bromwich	0.21	West Bromwich Central	Full	U.C.	11	0	11	0	0	0	DC/15/58045	11	0	0	0	0	u/c 2018
6479		N	Former Church Of God Of Prophecy 72 Regent Street Smethwick B66 3BH	0.08	Soho and Victoria	Full	U.C.	11	0	11	0	0	0	DC/17/60927	11	0	0	0	0	u/c

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
6677		N	The Fomer New Talbot PH Hill Top high West Bromwich B70 OPR	0.19	Hateley Heath	Full	U.C.	19	0	19	0	0	0	DC/20/65039	10	9	0	0	0	u/c 2021
6911		N	Land Adj Alexandra Road And Spring Street, Tipton, DY4 8TD"	0.19	Tipton Green	Full	U.C.	10	0	10	0	0	0	DC/19/63511	10	0	0	0	0	bldg control notice submitted; 2021 u/c
6948		N	Land At Corner Of Suffrage Street, Park Retreat, Smethwick	0.11	Soho and Victoria	Full	U.C.	10	0	10	0	0	0	DC/19/63200	10	0	0	0	0	google earch shows u/c 2021
7137		N	John Street North, West Bromwich	0.69	Hateley Heath	Full	U.C	31	21	10	0	0	0	DC/19/62932	10	0	0	0	0	u/c
2043		N	The Lagoon High Street Princes End Tipton	0.13	Princes End	Full	U.C.	9	0	9	0	0	0	DC/20/63857	9	0	0	0	0	bldg control notice submitted 2020; 2021 u/c
3128		N	Mill Lane/ Langley Green Oldbury Road	1.23	Langley	Full	U.C.	47	21	26	0	0	0	DC/18/62205	8	18	0	0	0	u/c

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
1461		N	Waterfall Lane (West) Cradley Heath	0.46	Cradley Heath and Old Hill	Full	U.C.	8	0	8	0	0	0	DC/18/62505	8	0	0	0	0	site u/c
3500		N	Johal Supersave 90 Oxford Street Wednesbury	0.01	Friar Park	Full	U.C.	8	0	8	0	0	0	DC/19/63541	8	0	0	0	0	u/c
6061		N	Site Of Former Bridge Pub Station Oldbury Road	0.10	Langley	Full	U.C.	8	0	8	0	0	0	DC/15/57949	8	0	0	0	0	u/c 2020; still u/c 2021
6591		N	Land Adjacent 20 Spring Head Wednesbury	0.04	Wednesbury North	Full	U.C.	7	0	7	0	0	0	DC/19/62572	7	0	0	0	0	2021 u/c
6351		N	60 Sandon Road Birmingham	0.05	Abbey	Full	U.C.	6	0	6	0	0	0	DC/16/59630	6	0	0	0	0	2021 u/c
2284		N	2-4 Cape Hill Smethwick	0.04	Soho and Victoria	Full	U.C.	6	0	6	0	0	0	DC/15/58733	6	0	0	0	0	2021 u/c
6842		N	and Adjacent 8A Castle Road West Oldbury	0.29	Old Warley	Full	U.C.	6	0	6	0	0	0	DC/19/63546	6	0	0	0	0	2021 u/c
2192		N	Land at Mill Lane Oldbury	2.40	Langley	Full	U.C.	84	34	50	0	0	0	DC/18/61546	5	45	0	0	0	completions on site

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
4336		N	The Limes 37 Avenue Road Rowley Regis	0.04	Blackheath	Full	U.C.	5	0	5	0	0	0	DC/19/63268	5	0	0	0	0	u/c
6166		N	Site Of Former Lockup Garages Adjacent 37 And 39 Cornwall Avenue Oldbury	0.10	Old Warley	Full	U.C.	5	0	5	0	0	0	DC/19/62729	5	0	0	0	0	u/c 2021
6856		N	430 And 432 High Street Smethwick	0.05	Soho and Victoria	Full	U.C.	5	0	5	0	0	0	DC/19/63486	5	0	0	0	0	2021 site u/c
6680		N	4-6 Albion Road & Land Adjacent 154 Bull Lane West Bromwich	0.07	Greets Green and Lyng	Full	U.C.	5	0	5	0	0	0	DC/19/63682	5	0	0	0	0	bldg control shows work started june 2021
3138		N	Batman's Hill Pupil Referral Unit, Adams Close, Princes End	0.63	Princes End	Full	U.C.	28	6	22	0	0	0	DC/14/57003	4	18	0	0	0	Building Control notice submitted 2020; 2021 plots completed
6557		N	133 Arden Road Smethwick B67 6EN	0.03	Smethwick	Full	U.C.	4	0	4	0	0	0	DC/17/61068	4	0	0	0	0	2021 still u/c

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
6800		N	Rear Of Trinity House 204 Halesowen Road Cradley Heath B64 6HN	0.03	Cradley Heath and Old Hill	Full	U.C.	4	0	4	0	0	0	DC/19/63252	4	0	0	0	0	2021 u/c
6878		N	Oldbury Sure-start Children's Centre Greenwood Avene Oldbury	0.06	St. Pauls	Full	U.C.	4	0	4	0	0	0	DC/19/62964	4	0	0	0	0	2021 still u/c
2519		N	land adjacent ATC Vicarage Road Oldbury	0.26	St. Pauls	Full	U.C.	4	0	4	0	0	0	DC/18/61426	4	0	0	0	0	uc 2021
2293		N	St. Pauls Centre Brunswick Park Road Wednesbury	0.25	Wednesbury North	Full	U.C.	16	13	3	0	0	0	DC/18/61392	3	0	0	0	0	Building control activitiy 2021; u.c 2021
6345		N	Rear Of 77 Horseley Road Tipton	0.08	Great Bridge	Full	U.C.	3	0	3	0	0	0	DC/16/59867	3	0	0	0	0	CIL commencement notice Nov 2019; google earch still u/c
6356		N	Site Of Former Ambulance Station Lawrence Lane Cradley Heath	0.13	Cradley Heath and Old Hill	Full	U.C.	3	0	3	0	0	0	DC/16/59925	3	0	0	0	0	CIL commencement notice Nov 2019; still u/c 2021

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
6373		N	Former Public Car Park Crocketts Lane Smethwick	0.15	Soho and Victoria	Full	U.C.	4	1	3	0	0	0	DC/17/61260	3	0	0	0	0	1 unit completed
6525		N	57 Edgbaston Road Smethwick B66 4LG	0.09	Soho and Victoria	Full	U.C.	3	0	3	0	0	0	DC/18/61551	3	0	0	0	0	2021 still u/c
6638		N	18 Cape Hill Smethwick B66 4RN	0.01	Soho and Victoria	Full	U.C.	3	0	3	0	0	0	DC/18/62001	3	0	0	0	0	2021 u/c
6880		N	2 - 6 Carters Green West Bromwich	0.02	West Bromwich Central	Full	U.C.	4	1	3	0	0	0	DC/19/62959	3	0	0	0	0	agent advised one complete 3 u/c
7109		N	5 Lower High Street Cradley Heath	0.02	Cradley Heath and Old Hill	Full	U.C.	3	0	3	0	0	0	DC/20/64892; PD/20/01599	3	0	0	0	0	u/c
7050		N	173 High Street Rowley Regis B65 0DU	0.02	Blackheath	Full	U.C.	3	0	3	0	0	0	DC/20/64306	3	0	0	0	0	u/c
6710		N	25 St Pauls Road Smethwick	0.03	St. Pauls	Full	U.C.	2	0	2	0	0	0	DC/20/64407	2	0	0	0	0	2021 new app submitted u/c

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
5906		N	Royal Exchange 84 Bromford Lane West Bromwich	0.0 9	Greets Green and Lyng	Full	U.C.	2	0	2	0	0	0	DC/13/55663	2	0	0	0	0	u/c
6196		N	Former Beer Garden Of Old Blue Ball 19 Hall End Wednesbury	0.1 1	Wednes bury North	Full	U.C.	6	4	2	0	0	0	DC/16/59015	2	0	0	0	0	Bldg notice submitted 2019 Devt commenced 2019; 4 units completed 2 u/c 2021
6253		N	Land Adjacent 2 Jayshaw Avenue	0.0 3	Newton	Full	U.C.	2	0	2	0	0	0	DC/19/62877	2	0	0	0	0	App submitted amending proposal in 2019 ; expires 07.06.2022
6897		N	Former Garage Block Applewood Grove Cradley Heath	0.0 4	Cradley Heath and Old Hill	Full	U.C.	2	0	2	0	0	0	DC/20/63881	2	0	0	0	0	u/c
6903		N	26 Dudley Street West Bromwich	0.0 1	West Bromwi ch Central	Full	U.C.	2	0	2	0	0	0	DC/19/63811	2	0	0	0	0	email from agent work has started but need to get report to bldg inspector so ceased for the moment 2021
6907		N	137 Park Road Smethwick	0.0 3	abbey	Full	U.C.	2	0	2	0	0	0	DC/19/63781	2	0	0	0	0	2021 u/c
6974		N	3 Talbot Road Smethwick	0.0 2	Abbey	Full	U.C.	2	0	2	0	0	0	DC/20/64990	2	0	0	0	0	u/c

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
7002		N	176 Birmingham Road Oldbury B69 4EH	0.02	Oldbury	Full	U.C.	2	0	2	0	0	0	DC/20/64222	2	0	0	0	0	u/c
7110		N	7 Temple Meadows Road West Bromwich B71 4DE	0.03	West Bromwich Central	Full	U.C.	2	0	2	0	0	0	DC/20/65067	2	0	0	0	0	u/c
7120		N	601 Bearwood Road Smethwick B66 4BJ	0.03	abbey	Full	U.C.	2	0	2	0	0	0	DC/20/64399	2	0	0	0	0	u/c
7053		N	Flat 53 Cape Hill Smethwick B66 4SF	0.04	Soho and Victoria	Full	U.C.	2	0	2	0	0	0	DC/20/64485	2	0	0	0	0	u/c
2576		N	Land To Rear Of 1 Pennyhill Lane West Bromwich	0.08	Charlemont with Grove Vale	Full	U.C.	1	0	1	0	0	0	DC/18/61874	1	0	0	0	0	u/c
6043		N	Site Of Coach And Horses Public House 194 High Street Princes End Tipton	0.05	Princes End	Full	U.C.	1	0	1	0	0	0	DC/19/63608	1	0	0	0	0	u/c

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6359		N	Repairs And Rewinds 7 Walsall Street Wednesbury	0.0 1	Wednesbury North	Full	U.C.	1	0	1	0	0	0	DC/16/59948	1	0	0	0	0	u/c 2021
6371		N	50 Churchfields Road (side Garden Land) Wednesbury	0.0 2	Wednesbury North	Full	U.C.	1	0	1	0	0	0	DC/19/63216	1	0	0	0	0	u/c 2021
6453		N	Land Adjacent 31 Coneygree Road, Tipton	0.0 3	Tipton Green	Full	U.C.	1	0	1	0	0	0	DC/17/60229	1	0	0	0	0	CIL commencement notice 20.02.2020; 2021 stil u/c
6528		N	213 Crankhall Lane Wednesbury WS10 0DY	0.0 3	Friar Park	Full	U.C.	1	0	1	0	0	0	DC/18/61448	1	0	0	0	0	site visit u/c 2021
6556		N	Land Adjacent 127 Raglan Road Smethwick	0.0 1	Soho and Victoria	Full	U.C.	1	0	1	0	0	0	DC/16/60061	1	0	0	0	0	CIL commencement notice Dec 2019; 2021 still u/c
6599		N	70 Jayshaw Avenue Great Barr Birmingham B43 5SA	0.0 6	Newton	Full	uc	1	0	1	0	0	0	DC/20/64198	1	0	0	0	0	building control 21/00281/DOMFP shows work started may 2021
6601		N	141 & Adj Land Station Road Cradley Heath B64 7QP	0.1 2	Blackheath	Full	U.C.	1	0	1	0	0	0	DC/20/64254	1	0	0	0	0	2021 u/c

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6790		N	24 - 28 Cape Hill Smethwick B66 4RP	0.02	Smethwick	Full	U.C.	6	5	1	0	0	0	DC/20/63966; DC/18/62540	1	0	0	0	0	5 complete 1 u/c 2021
6908		N	Royal Oak Inn 1 Causeway Green Road Oldbury	0.03	Langley	Full	U.C.	1	0	1	0	0	0	DC/21/65534	1	0	0	0	0	2021 u/c 13 bed HMO
6923		N	132 Newton Road Great Barr Birmingham	0.06	Newton	Full	U.C.	1	0	1	0	0	0	DC/20/64248	1	0	0	0	0	2021 u/c
6929		N	Land Adj To 67 Menin Road Tipton	0.02	Tipton Green	Full	U.C.	1	0	1	0	0	0	DC/19/63688	1	0	0	0	0	2021 u/c
7061		N	Land Adjacent 63 Florence Road Oldbury B69 2DW	0.03	Oldbury	Full	U.C.	1	0	1	0	0	0	DC/20/64710	1	0	0	0	0	Bldg control shows work started 14th April 2021
2520		N	17 Bourne Avenue Tipton	0.04	Great Bridge	Full	U/C	1	0	1	0	0	0	PD/19/01309	1	0	0	0	0	u/c 2021
6588		N	Land Adjacent 3 Parsons Hill Oldbury	0.03	Old Warley	Full	U.C.	1	0	1	0	0	0	DC/17/60976	1	0	0	0	0	Building Control notice submitted 2020; 2021 u/c will be complete next year
6991		N	5 Warstone Drive West Bromwich	0.06	West Bromwich Central	Full	U.C.	1	0	1	0	0	0	DC/20/64706	1	0	0	0	0	CIL commencement notice - started may 2021

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7049		N	Land At West Bromwich Oldbury B69 3AT	4.93	Oldbury	Full	Remain	234	0	234	0	0	0	DC/20/64152	0	30	60	70	74	Work has started post April 2021
7075		N	Land At Hall Green Road Hall Green West Bromwich	8.71	Hateley Heath	Full	Remain	223	0	223	0	0	0	DC/20/65059	0	30	65	64	64	20/00715/DOMFP building work started march 2022
6736		N	Hawthorns House Hawthorns Business Centre Halfords Lane	0.11	St. Pauls	Full	Remain	128	0	128	0	0	0	PD/19/01137; PD/19/01358	0	0	40	48	40	bldg control notice feb 2020; 2
2390	SAH 284	Y	Sandwell District & General Hospital, West Bromwich	0.82	West Bromwich Central	Full	Remain	121	0	121	0	0	0	DC/20/64894	0	0	0	60	61	Granted consent - emailed agent - maybe allocate - proposed to allocate in Publication BCP
7198		N	Intersection House 110 Birmingham Road West Bromwich	0.8	West Bromwich Central	Full	Remain	97	0	97	0	0	0	PD/21/01848	0	0	0	0	97	Proposed change of use from offices to 97 residential units.
6475		N	Star and Garter, 252 Duchess Parade, West Bromwich	0.05	West Bromwich Central	Full	Remain	60	0	60	0	0	0	DC/21/65798	0	0	0	60	0	April 2022 new app submitted for 60 flats

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6483	SAH 101	Y	Thandi Coach Station Alma Street Smethwick B66 2RL	0.7 1	Soho and Victoria	Full	Remain	58	0	58	0	0	0	DC/17/60747	0	0	0	0	58	JULY 2021 - BLDG CONTROL SHOWS START ON PLOT 1
6652		N	Former Shaftesbury House 402 High Street West Bromwich B70 9LB	0.4 0	West Bromwich Central	Full	Remain	47	0	47	0	0	0	DC/20/64875	0	0	0	25	22	RM app submitted
7079		N	9 - 17 Victoria Street West Bromwich B70 8ET	0.1 3	West Bromwich Central	Full	Remain	45	0	45	0	0	0	DC/21/65745; PD/21/01737	0	0	45	0	0	new apps submitted for cou and addition of 2 floors
7082		N	5 Lombard Street West Bromwich B70 8RT	0.1 6	West Bromwich Central	Full	Remain	44	0	44	0	0	0	PD/20/01568	0	0	0	44	0	
6481		N	Former Regis Lodge 50 George Avenue Rowley Regis B65 9BD	0.3 5	Blackheath	Full	U.C.	42	0	42	0	0	0	DC/21/66223	0	0	0	42	0	March 2022 new app submitted for 42 flats have commenced on site and have provided some evidence to support this.
6901		N	Metro House 410 - 416 High Street West Bromwich	0.3 8	West Bromwich	Full	Remain	34	0	34	0	0	0	DC/19/63835; DC/19/63823	0	0	0	34	0	2 applications one for 4 extra floors and one for

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					ch Central															separate apartment block granted in 2021
2893	SAH 086	Y	Former Sunlight Laundry Stanhope Road B67 6HN	0.73	Soho and Victoria	Approved Local Plan/U DP	Remain	33	0	33	0	0	0		0	0	0	33	0	to be completed by 2024
6916		N	Vacant Land Off Friardale Close/School Road/Carrington Road Wednesbury	0.76	Friar Park	Full	Remain	30	0	30	0	0	0	DC/19/63723	0	0	0	30	0	March 2022 - start anticipated before dec 2022 - Council owned site -
768		N	Reservoir Road Rowley Regis	0.76	Blackheath	Full	Remain	27	0	27	0	0	0	DC/19/63414	0	15	12	0	0	part of council housing programme
3508	SAH 286	Y	Fmr Springfield & Brickhouse Neighbourhood Office And Adjacent Land Dudley Road Rowley Regis	0.65	Rowley	Full	Remain	26	0	26	0	0	0	DC/18/61922	0	0	0	26	0	Agent advised Mar 2022 - delay in developing site

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2908		N	Site Of 30-144 Mounts Road Wednesbury	1.07	Wednesbury South	Approved Local Plan/UDP	Remain	22	0	22	0	0	0		0	0	0	22	0	March 2022 - delivery anticipated before 2024
6682		N	Cricket Ground, Garratts Lane	0.49	Cradley Heath and Old Hill	OC	Remain	20	0	20	0	0	0		0	0	0	20	0	Council House programme
5932	SAH 288	Y	Site Of Nos 118-152 Whitehall Road Tipton	0.41	Great Bridge	Full	Remain	20	0	20	0	0	0	DC/18/61925	0	0	0	0	20	delay in developing site
5052		N	Former Resource Centre Lowry Close Smethwick	0.67	Smethwick	Full	Remain	20	0	20	0	0	0	DC/19/63392	0	0	20	0	0	council house programme
7017		N	Coniston, Derwent, Rydal, Ullswater & Windermere Houses Badsey Road & Lion Farm Shops And Flats Hartlebury Road Oldbury	1.77	Langley	Full	Remain	20	0	20	0	0	0	DC/19/63633	0	0	20	0	0	Start on site 2022/23
3309		N	Site Of Former New Talbot 457 Hagley Road	0.10	Abbey	Outline	Remain	19	0	19	0	0	0	DC/19/62591	0	0	19	0	0	

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1170	SAH 069	Y	Beever Road Great Bridge	1.0 1	Great Bridge	Full	Remain	18	0	18	0	0	0	DC/21/65582	0	0	0	18	0	council house programme
5939		N	John Dando House 235 Hamstead Road Great Barr Birmingham B43 5EL	0.9	Newton	Full	Remain	18	0	18	0	0	0	DC/21/65185	0	0	0	0	18	Demolition of existing building at rear. Proposed building comprising of 18 No. residential dwellings along with 8. No residential dwellings in existing building with associated car parking.
7119		N	164 Birmingham Road West Bromwich B70 6QG	0.2 2	West Bromwich Central	Full	Remain	16	0	16	0	0	0	PD/20/01595	0	0	0	16	0	
6910		N	Land Adjacent Compton Grange Whitehall Road/St Annes Road Cradley Heath	0.3 0	Cradley Heath and Old Hill	Full	Remain	15	0	15	0	0	0	DC/21/65214	0	0	0	0	15	granted consent 10.07.21 - new app submitted and granted DC/21/65214
6731	SAH 283	Y	Tipton Conservative And Unionist Club 64 Union Street Tipton	0.1 9	Tipton Green	Full	Remain	14	0	14	0	0	0	DC/19/62733	0	0	14	0	0	

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6020	SAH 290	Y	Site Of Former Stone Cross Neighbourhood Office Clifton Lane West Bromwich	0.32	Charlemont with Grove Vale	Full	Remain	14	0	14	0	0	0	DC/18/61923	0	0	0	0	14	delay in developing site
2939		N	Lower City Road / Dudley Rd East, Oldbury	0.56	Oldbury	Full	Remain	14	0	14	0	0	0	DC/19/63686	0	14	0	0	0	Bldg control notice submitted assume start work 2022
6837		N	Pheasant Inn 273 Abbey Road Smethwick	0.62	abbey	Full	Remain	14	0	14	0	0	0	DC/19/63479	0	0	0	14	0	
3002			Rear of Council House, High Street Smethwick	0.37	Soho and Victoria	Approved Local Plan/U DP	Remain	13	0	13	0	0	0		0	0	0	13	0	council house programme
6743		N	Site Of Former Cradley Print, Chester Road, Cradley Heath	1.01	Cradley Heath and Old Hill	Full	Remain	50	38	12	0	0	0	DC/18/62111	0	12	0	0	0	bldg control shows 12 comp; flats remaining
6891		N	173 Rolfe Street Smethwick	0.40	Soho and Victoria	Full	Remain	12	0	12	0	0	0	DC/19/63734	0	0	0	0	12	March 2022 - S73 app submitted to increase height etc - Bdgl control notice submitted Feb 2022

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7256		N	26 - 28 Carters Green West Bromwich	0.08	West Bromwich Central	Full	Remain	12	0	12	0	0	0	PD/21/01741	0	0	0	12	0	Proposed change of use from offices to 12 No. self-contained flats.
856		N	Cradley Road / Bannister street Cradley Heath	0.52	Cradley Heath and Old Hill	Full	Remain	12	0	12	0	0	0	DC/15/58174	0	0	0	0	12	Site has been started but stalled
2013	SAH 079	Y	Land Between No.32 And George Betts School West End Avenue Smethwick	0.32	St. Pauls	Approved Local Plan/UDP	Remain	11	0	11	0	0	0		0	0	0	11	0	Council house programme
2003		N	Site Of The Little Garden Centre 97 - 101 Bromford Lane West Bromwich	0.09	Greets Green and Lyng	Full	Remain	11	0	11	0	0	0	DC/21/66261	0	0	0	0	11	Proposed additional pair of semi-detached houses to previously approved application DC/06/46034.
5981	SAH 289	Y	Former Simpson Street Day Centre 6 Simpson Street Oldbury	0.05	Oldbury	Full	Remain	10	0	10	0	0	0	DC/18/61924	0	0	10	0	0	delay in developing site
6510		N	117 Station Road Cradley Heath B64 6PL	0.13	Cradley Heath and Old Hill	Full	Remain	10	0	10	0	0	0	DC/20/64273	0	0	0	10	0	new app submitted - looks like bdlg control notice submitted 2021

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7132		N	Brittania School, Rowley Regis	0.19	Blackheath	Full	Remain	10	0	10	0	0	0	DC/20/64077	0	0	10	0	0	Council House programme
3535		N	Land to the rear of 13 to 27 Ebrington Road West Bromwich	0.17	Charlemont with Grove Vale	Full	Remain	9	0	9	0	0	0	DC/19/62696	0	0	9	0	0	
6225		N	117 Bloomfield Road Tipton	0.08	Tipton Green	Full	Remain	9	0	9	0	0	0	DC/21/65218	0	0	0	0	9	New app DC/21 granted consent may 2021
6279		N	Car Park Junction Piddock Road/Crocketts Lane Smethwick	0.24	Soho and Victoria	Full	Remain	9	0	9	0	0	0	DC/19/62835	0	9	0	0	0	Start 2021 finish 2023
6629		N	Tipton Labour Club, 21 Victoria Road, Tipton	0.12	Tipton Green	Full	Remain	9	0	9	0	0	0	DC/18/62149	0	9	0	0	0	
6669		N	Land Adjacent Cock Inn Dudley Road Rowley Regis	0.03	Rowley	Outline	Remain	9	0	9	0	0	0	DC/21/65344	0	0	0	0	9	Expires 20.03.22, new app DC/21/65344 for 9 outline
6975		N	94 Tildasley Street West Bromwich	0.19	West Bromwich Central	Full	Remain	9	0	9	0	0	0	DC/20/64935	0	0	0	0	9	granted consent 15.03.21
7106		N	15 Tollhouse Way Smethwick B66 1HJ	0.07	St. Pauls	Full	Remain	9	0	9	0	0	0	DC/22/66620	0	0	0	9	0	Building notice approved July 2021,

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7108		N	34 Newbury Lane Oldbury	0.06	Tividale	Full	Remain	9	0	9	0	0	0	DC/20/64916	0	0	0	0	9	GC 22.01.2021
6478		N	Regis Hall And Restaurant 152 Reddal Hill Road Cradley Heath B64 5JJ	0.19	Rowley	Outline	Remain	9	0	9	0	0	0	DC/20/65100	0	0	0	0	9	app expires sept 2020, 2021 new app submitted
7152		N	301 High Street West Bromwich B70 8ND	0.03	West Bromwich Central	Full	Remain	9	0	9	0	0	0	DC/21/65732	0	0	0	9	0	Proposed first and second floor extensions to front and rear to create 9 No. self-contained apartments.
7096		N	Land Adjacent 63 Oxford Way Tipton	0.28	Tipton Green	Full	Remain	9	0	9	0	0	0	DC/21/66443	0	0	0	0	9	Proposed development of 9 dwellings and associated parking (previously refused application DC/20/64367).
6052		N	51 Beeches Road West Bromwich	0.01	West Bromwich Central	Full	Remain	8	0	8	0	0	0	DC/19/62602	0	0	0	8	0	pp expires 16.10.2022
6630		N	Site of Former Kingsbury House and Resource Centre, King Street, Wednesbury	0.52	Wednesbury North	Full	Remain	8	0	8	0	0	0	DC/18/62165	0	0	8	0	0	council house programme

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7015		N	2 Victoria Street West Bromwich B70 8ET	0.0 2	West Bromwich Central	Full	Remain	8	0	8	0	0	0	DC/20/64058	0	0	0	0	8	
7121		N	Land Adjacent 83 Dudley Port Tipton DY4 7RB	0.2	Oldbury	Outline	Remain	8	0	8	0	0	0	DC/20/64724	0	0	0	0	8	
7188		N	42 Cape Hill Smethwick B66 4PB	0.0 2	Soho and Victoria	Full	Remain	8	0	8	0	0	0	DC/21/66216	0	0	8	0	0	Proposed part change of use to first/second floors from storage to residential with second floor extension and front/rear dormer windows to create a total of 7 No. self contained flats.
7188		N	42 Cape Hill Smethwick B66 4PB	0.0 2	Soho and Victoria	Full	Remain	8	0	8	0	0	0	DC/21/66216	0	0	0	0	8	Proposed second floor rear infill extension to create 1 No. additional flat, subsequent to the approval of 7 No. flats under planning approval DC/21/65796.
6681			Coppice Street, West Bromwich	0.2 6	Greets Green and Lyng	Approved Local Plan/U DP	Remain	7	0	7	0	0	0		0	0	0	7	0	council house programme

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6947		N	Salisbury House , Lily Street, West Bromwich	0.8 9	Hateley Heath	Full	Remain	7	0	7	0	0	0	DC/19/63353	0	0	7	0	0	
6966		N	8A, 9 & 11 Market Place Tipton DY4 7AR	0.0 9	Great Bridge	Full	Remain	7	0	7	0	0	0	DC/20/63968	0	0	0	7	0	not started 2021
7303		N	217 Halesowen Road Cradley Heath B64 6JQ	0.2	Cradley Heath and Old Hill	Full	Remain	7	0	7	0	0	0	DC/21/66265	0	0	7	0	0	Proposed change of use from bank to 2 No. retail units at ground floor with conversion of first floor into 7 No. 1 bed self-contained flats with single storey rear extension, new ramp/balustrades to unit 2, alterations to ramp access to unit 1 and car par
7133		N	Former Ryder House, Whitgrave St, West Bromwich	0.1 48	Greets Green and Lyng	OC	Remain	6	0	6	0	0	0		0	0	6	0	0	Council House programme
5938		N	Nags Head 34 Market Place Tipton	0.0 7	Great Bridge	Full	Remain	6	0	6	0	0	0	DC/18/62081	0	6	0	0	0	

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6291		N	The Old Post Office 325 High Street West Bromwich	0.0 8	West Bromwich Central	Full	Remain	6	0	6	0	0	0	PD/15/00419	0	0	0	0	6	PD not required, not developed yet check next year
6631		N	18 Alexandra Road, Tipton, 4 8TG	0.0 8	Tipton Green	Full	Remain	6	0	6	0	0	0	DC/18/61930	0	6	0	0	0	bldg control notice submitted
6838		N	Land Fronting Archer Way (Rear Of 12 To 18) Avenue Road Rowley Regis	0.1 2	Blackheath	Full	Remain	6	0	6	0	0	0	DC/19/63263	0	0	0	6	0	2021 DOC app submitted
6862		N	Camden Electrical Wholesalers Ltd, 37 Lower City Road, Tividale, Oldbury	0.6 3	Oldbury	Full	Remain	6	0	6	0	0	0	DC/19/62874	0	0	6	0	0	expires may 2022
6912		N	42 Corbett Street Smethwick	0.0 2	Soho and Victoria	Full	Remain	6	0	6	0	0	0	DC/19/63255	0	0	0	6	0	house to 6 flats
3260		N	Yard adjacent Waterside Court Titford Road Oldbury	0.0 4	Langley	Outline	Remain	6	0	6	0	0	0	DC/18/62459	0	0	6	0	0	expires 29.01.2022
7163		No	Leabrook Road/Willingsworth Road, Tipton	0.3 7	Wednesbury South	Full	Remain	6	0	6	0	0	0	DC/20/64598	0	0	6	0	0	

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
7149		N	166 Walsall Road West Bromwich B71 3HP	0.04	Charlemont with Grove Vale	Full	Remain	6	0	6	0	0	0	DC/21/65830	0	0	6	0	0	Proposed first floor extension, and change of use from retail shop and 2 bed flat to barber shop and 2 no. flats at ground floor, 2 no. flats and 2 no. studios at first floor with external alterations, including fencing at first floor.
7168 (1000 0020)		N	Warley Supermarkets 3 - 5 St Pauls Road Smethwick B66 1EE	0.34	St. Pauls	Full	Remain	6	0	6	0	0	0	DC/21/66465	0	0	0	0	6	Retention of change of use from office/storage to 6.No. flats at first and second floors, dormer windows to front and rear, second floor rear roof terraces with 2m screen and associated bin and cycle stores (amendment to refused planning application DC/21
6427		N	9A Langley High Street Oldbury	0.17	Langley	Full	Remain	5	0	5	0	0	0	DC/19/63450	0	0	0	5	0	expires 24.01.2023
7033		N	67 Cape Hill Smethwick	0.03	Soho and Victoria	Full	Remain	5	0	5	0	0	0	DC/20/64668	0	0	0	5	0	

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7286		N	365 - 367 Bearwood Road Smethwick B66 4DL	0.0 3	Abbey	Full	Remain	5	0	5	0	0	0	DC/21/65376	0	0	5	0	0	Proposed 3 storey and first/second floor side extension to create 5 No. apartments.
7307		N	570 - 572 Bearwood Road Smethwick B66 4BS	0.0 5	Abbey	Full	Remain	5	0	5	0	0	0	PD/21/01842	0	0	5	0	0	Proposed change of use of rear of first floor and second floor to 3 No. self contained flats. And DC/21/65915 for 2 flats retained
3459		N	The Shambles Toilets The Shambles Wednesbury	0.0 1	Wednesbury South	Full	U.C.	5	0	5	0	0	0	DC/16/59495	0	0	0	0	5	Site still u/c
3177		N	Land Adjacent To 4 Heronville Drive, Black Lake, West Bromwich	0.0 4	Wednesbury South	Full	Remain	4	0	4	0	0	0	DC/20/64939	0	0	0	4	0	Granted consent March 2021
4593		N	22-24 Lower High Street Wednesbury	0.0 3	Wednesbury South	Full	Remain	4	0	4	0	0	0	DC/19/62984	0	0	4	0	0	two separate applications used capacity from the latest
6007		N	Land Adjacent 39 And 40 Eagle Lane Tipton	0.0 8	Great Bridge	Full	Remain	4	0	4	0	0	0	DC/20/64765	0	0	0	4	0	PP expires 17.03.2024
6633		N	22 High Street, Rowley Regis	0.0 4	Blackheath	Full	Remain	4	0	4	0	0	0	DC/18/61829	0	0	4	0	0	Expires Aug 2021

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6683		N	Churchfields, West Bromwich	0.14	West Bromwich Central	Full	Remain	4	0	4	0	0	0	DC/07/47757	0	0	0	4	0	council house programme
6899		N	323 High Street West Bromwich	0.06	West Bromwich Central	Full	Remain	4	0	4	0	0	0	PD/20/01365	0	0	4	0	0	2021 not started
6984		N	15 Birmingham Street Oldbury	0.02	Oldbury	Full	Remain	4	0	4	0	0	0	DC/20/64747	0	0	0	4	0	Bldg control notice submitted 2021
7084		N	Victoria House 290 - 292 High Street West Bromwich B70 8EN	0.2	West Bromwich Central	Full	Remain	4	0	4	0	0	0	PD/21/01657	0	0	0	4	0	2 apps submitted one for 4 flats one for 2 flats will have to wait and see what is built out. DC/21/65432
4588		N	Rising Sun Public House Barton St West Bromwich B70 8AJ	0.04	Greets Green and Lyng	Outline	Remain	4	0	4	0	0	0	DC/20/64786	0	0	0	0	4	
6250		N	Land Adjacent To 828 Wolverhampton Road Oldbury	0.10	Langley	Outline	Remain	4	0	4	0	0	0	DC/21/66381	0	0	0	0	4	new outline app submitted,

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7193		N	37 - 39 And Rear Of 45 Hawes Lane Rowley Regis B65 9AL	0.1 5	Rowley	Full	Remain	4	0	4	0	0	0	DC/21/66124	0	0	4	0	0	Proposed demolition of existing building and erection of 4 No. detached dwellings with associated car parking.
7239		N	61 Greswold Street West Bromwich B71 1NX	0.0 3	Hateley Heath	Full	Remain	4	0	4	0	0	0	DC/21/65823	0	0	4	0	0	Proposed two storey side and rear extension and conversion into 4 No. apartments with associated parking.
7306		N	51 - 52 Windmill Lane Smethwick B66 3ES	0.0 1	Soho and Victoria	Full	Remain	4	0	4	0	0	0	DC/21/65509	0	0	4	0	0	Proposed change of use to 4 No. self contained apartments, external alterations, raising of pitched roof to rear ground floor and rear loft dormer window.
7298		N	Greenford House Maria Street West Bromwich B70 6DX	1.7	West Bromwich Central	Full	Remain	4	0	4	0	0	0	DC/21/66294	0	0	4	0	0	Proposed conversion of first floor offices to 2 no. 1 bedroom flats and 2 no. 2 bedroom flats.

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7319		N	25 Brandhall Road Oldbury B68 8DP	0.03	Bristnall	Full	Remain	4	0	4	0	0	0	DC/21/65731	0	0	0	4	0	Proposed change of use of existing dwelling with two storey side extension to create 2 No. assisted living apartments and construction of new building to land adjacent to create a further 2 No. assisted living apartments (4 No. in total) with associated p
7335 (1000 0018)		N	2 Thynne Street West Bromwich B70 6PH	0.02	West Bromwich Central	Full	Remain	4	0	4	0	0	0	DC/21/66178	0	0	0	0	4	Proposed single and first floor rear extension, and second storey extension with external alterations to create 2 no. 2 bed flats and 2 no. 1 bed flat (amendment to previously refused application DC/21/65284).
1E+07		N	62 Edgbaston Road Smethwick B66 4LG	0.05	Soho and Victoria	Full	Remain	4	0	4	0	0	0	DC/21/66395	0	0	0	4	0	Retrospective change of use from dwelling into 4 No. self-contained flats.

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7176 (1000 0025)		N	The Old Chapel Hopkins Street Tipton DY4 7ST	0.0 7	Oldbury	Outline	Remain	4	0	4	0	0	0	DC/22/66678	0	0	0	0	4	Proposed demolition of existing building and construction of 4 No. houses (Outline application all matters reserved).
6315		N	85 - 86 High Street Rowley Regis B65 0EH	0.0 1	Black Heath	Full	Remain	4	0	4	0	0	0	PD/22/02012	0	0	0	0	4	Proposed change of use at ground floor from 2 No. retail units into 4 No. self-contained flats.
3173		N	Land Between 103 And 109 Barclay Road Smethwick B67	0.0 4	abbey	Full	Remain	3	0	3	0	0	0	DC/19/63467	0	0	3	0	0	
6334		N	83 Great Bridge Tipton	0.0 2	Great Bridge	Full	Remain	3	0	3	0	0	0	DC/20/64744	0	0	0	3	0	New app submitted
6335		N	Former Doctors Surgery 153 Bearwood Road Smethwick	0.0 7	Soho and Victoria	Full	Remain	3	0	3	0	0	0	DC/21/65565	0	0	0	0	3	new app submitted

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6566		N	3 Brunswick Terrace Wednesbury WS10 9D	0.1 2	Wednesbury North	Full	Remain	3	0	3	0	0	0	DC/21/65288	0	0	0	3	0	conv done 2021 new app submitted
6656		N	1 & 2 St Michaels Court Victoria Street West Bromwh B70 8ET	0.2 2	West Bromwich Central	Full	Remain	3	0	3	0	0	0	PD/18/01123	0	3	0	0	0	
6792		N	52 Vicarage Road Oldbury B68 8HL	0.0 3	Bristnall	Full	Remain	3	0	3	0	0	0	DC/19/63186	0	0	3	0	0	
6834		N	20 - 22 Birmingham Road Rowley Regis	0.0 3	Blackheath	Full	Remain	3	0	3	0	0	0	DC/19/63560	0	0	0	3	0	

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6844		N	Land To The Rear Of 34 Newbury Lane Ascot Close Oldbury	0.06	Tividale	Full	Remain	3	0	3	0	0	0	DC/19/63438	0	0	3	0	0	
6846		N	Site Of 18 To 19A Holden Road Wednesbury	0.10	Wednesbury South	Full	Remain	3	0	3	0	0	0	DC/21/65213	0	0	0	3	0	2021 new app submitted
6920		N	28 - 30 Lower High Street Wednesbury	0.04	Wednesbury South	Full	Remain	3	0	3	0	0	0	DC/19/63698	0	0	3	0	0	
6958		N	274 - 276 High Street West Bromwich B70 8AQ	0.05	West Bromwich Central	Full	Remain	3	0	3	0	0	0	DC/20/63872	0	3	0	0	0	

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7114		N	264 High Street West Bromwich B70 8AQ	0.0 4	West Bromwi ch Central	Full	Remain	3	0	3	0	0	0	DC/21/65161	0	0	0	3	0	Building notice submitted
7187		N	107 All Saints Way West Bromwich B71 1RU	0.0 6	West Bromwi ch Central	Full	Remain	3	0	3	0	0	0	DC/21/65988	0	0	3	0	0	Proposed 3 no. terraced bungalows to provide assisted living, and associated parking.
7283		N	78 Waterfall Lane Cradley Heath B64 6RL	0.0 8		Outline	Remain	3	0	3	0	0	0	DC/21/66074	0	0	0	0	3	Proposed demolition of existing public house and development of 3 No. houses (Outline application for access, appearance, layout and scale).
2985		N	Great Bridge DIY St Lukes Centre New Road Tipton DY4 7BX	0.3	Great Bridge	Outline	Remain	3	0	3	0	0	0	DC/21/65332	0	0	0	0	3	Proposed change of use of first floor to 3. No 1 bedroom self-contained flats (outline application for access only)

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7240		N	156 Hallam Street West Bromwich B71 4HS	0.0 3	West Bromwich Central	Full	Remain	3	0	3	0	0	0	DC/21/65918	0	0	3	0	0	Proposed single storey rear extension and conversion of dwelling into 3 No. 1 bed self-contained flats with associated parking.
7148		N	130 & 132 Sandon Road Smethwick B66 4AB	0.0 2	Abbey	Full	Remain	3	0	3	0	0	0	DC/21/66056	0	0	3	0	0	Proposed first floor rear extension and conversion of flat at first floor to 2 No. 1 bedroom flats and conversion of second floor with dormer windows to front and rear to create 1 No. 1 bed flat.
7045		N	35 Bell End Rowley Regis B65 9LR	0.0 6	Rowley Regis	Full	Remain	3	0	3	0	0	0	DC/21/65239	0	0	0	0	3	Proposed two/single storey rear and first floor side extensions creating 3. No self contained flats with parking and side/rear boundary fencing.
7334 (1000 0014)		N	The Hailstone Inn 1 Springfield Close Rowley Regis B65 8JZ	0.1 2	Rowley Regis	Full	Remain	3	0	3	0	0	0	DC/21/65338	0	0	0	0	3	Proposed raising of roof height, removal of chimney, front/rear dormers and conversion of first and second floors into 3 self contained flats.

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7254		N	14 - 14A High Street Rowley Regis B65 ODT	0.0 2	Black Heath	Full	Remain	3	0	3	0	0	0	PD/22/02004	0	0	0	3	0	Proposed change of use of first floor from offices to 3 No. self-contained flats.
5099		N	59 High Street, Rowley Regis,	0.0 9	Blackhe ath	Full	Remain	6	4	2	0	0	0	DC/13/56502	0	2	0	0	0	part complete 2021
3108		N	91 Mckean Road Oldbury	0.0 9	Oldbury	Full	Remain	2	0	2	0	0	0	DC/18/61963	0	2	0	0	0	
3319		N	Site Of Sub Station Adj 156 City Road Tividale	0.1 0	Tividale	Full	Remain	2	0	2	0	0	0	DC/20/64890	0	0	0	2	0	PP expires 22.01.2024.

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3489		N	Land 4 Wharfdale Street, Wednesbury	0.04	Wednesbury North	Full	Remain	2	0	2	0	0	0	DC/16/60135	0	0	2	0	0	Bldg notice submitted March 2020, DOC application submitted 2021
4853		N	616 Bearwood Road Smethwick	0.02	abbey	Full	Remain	2	0	2	0	0	0	DC/18/61852	0	2	0	0	0	
4928		N	596 Bearwood Road Smethwick,	0.02	abbey	Full	Remain	2	0	2	0	0	0	DC/18/61849	0	2	0	0	0	
5038		N	Former Perrott Arms 2 Birmingham Road Oldbury,	0.21	Oldbury,	Full	Remain	2	0	2	0	0	0	DC/19/63208	0	0	2	0	0	

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6038		N	Land Adjacent To 27 Hopkins Street Tipton	0.03	Oldbury	Full	Remain	2	0	2	0	0	0	DC/18/62455	0	0	2	0	0	pp expires 28.03.2022
6050		N	Metro Court 150 High Street West Bromwich	0.22	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/19/63347	0	2	0	0	0	
6432		N	12 Market Place Tipton	0.02	Great Bridge	Full	Remain	2	0	2	0	0	0	DC/20/64624	0	0	0	2	0	Bldg demolished in 2018; new app submitted DC/20/64624
6573		N	39 & 40 Upper High Street Wednesbury WS10 7HJ	0.01	Wednesbury North	Full	Remain	2	0	2	0	0	0	DC/17/61250	0	2	0	0	0	2021 plans submitted for dem of bldgs check next year

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6640		N	279 Walsall Road West Bromwich B71 3HR	0.07	Charlemont with Grove Vale	Full	Remain	2	0	2	0	0	0	DC/18/61747	0	2	0	0	0	expires 18.07.2021
6667		N	Brook Road Open Space, Wolverhampton Road, Oldbury	0.56	Langley	Full	Remain	2	0	2	0	0	0	DC/19/62625	0	2	0	0	0	
6668		N	Land Adjacent To 24A High Street Princes End Tipton	0.02	Princes End	Full	Remain	2	0	2	0	0	0	DC/18/62391	0	0	2	0	0	Expires 11.03.2022
6670		N	Land Adjacent To 27 Sheepwash Lane Tipton DY4 7JE	0.06	Great Bridge	Full	Remain	2	0	2	0	0	0	DC/21/66177	0	0	0	0	2	new app submitted for 2 homes

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6697		N	Land Adjacent To 2 Barnfield Road Tipton DY4 9DE	0.07	Tipton Green	Full	Remain	2	0	2	0	0	0	DC/21/65553	0	0	0	2	0	new app submitted assume superceeds previous app
6755		N	576 Bearwood Road Smethwick	0.02	abbey	Full	Remain	2	0	2	0	0	0	DC/19/63029	0	2	0	0	0	
6780		N	21 South Road Smethwick B67 7BN	0.21	Smethwick	Full	Remain	2	0	2	0	0	0	DC/19/63169	0	0	2	0	0	Devt delayed due to covid
6782		N	272 Londonderry Lane Smethwick	0.03	Smethwick	Full	Remain	2	0	2	0	0	0	DC/19/62914	0	0	0	2	0	

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6804		N	Flat 14 Carters Green West Bromwich	0.01	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/19/63239	0	0	2	0	0	
6827		N	Land Adjacent 16 Ryders Green Road	0.10	Greets Green and Lyng	Full	Remain	2	0	2	0	0	0	DC/19/63243	0	0	2	0	0	2021 not started
6831		N	72 - 76 Oldbury Road Rowley Regis	0.04	Blackheath	Full	Remain	2	0	2	0	0	0	DC/19/63726	0	0	2	0	0	
6832		N	45 - 46 Marshall Street Smethwick	0.04	St. Pauls	Full	Remain	2	0	2	0	0	0	DC/19/63605	0	0	2	0	0	

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6884		N	155 Lodge Road West Bromwich	0.0 1	Greets Green and Lyng	Full	Remain	2	0	2	0	0	0	DC/19/62625	0	0	2	0	0	expires may 2022
6900		N	Anatolia 518 Bearwood Road Smethwick	0.0 2	abbey	Full	Remain	2	0	2	0	0	0	DC/20/64677	0	0	0	2	0	
6902		N	28 Nicholls Street West Bromwich	0.0 1	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/19/63848	0	2	0	0	0	bldg work looks as though may be starting 2021
6913		N	364A High Street Smethwick	0.0 3	Soho and Victoria	Full	Remain	2	0	2	0	0	0	PD/21/01873	0	0	0	2	0	new app for 3 flats PD/21/01714

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
6968		N	34 Bridge Street West Bromwich	0.04	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/20/65050	0	0	0	0	2	
6988		N	154 Hallam Street West Bromwich	0.15	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/20/64719	0	0	0	2	0	
7016		N	The Factory Shop 3 And 4 Long Lane Rowley Regis B65 0HT	0.04	Blackheath	Full	Remain	2	0	2	0	0	0	DC/21/66275	0	0	0	2	0	new app for 2 homes reduced from 3
7019		N	Land Grafton At Road Oldbury	0.07	Langley	Full	Remain	2	0	2	0	0	0	DC/20/64055	0	0	0	0	2	

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7021		N	The Hawthorns 162 Ross Rowley Regis	0.0 6	Blackheath	Full	Remain	2	0	2	0	0	0	DC/20/64155	0	0	0	0	2	
7029		N	199 Princess Parade High Street West Bromwich	0.0 2	West Bromwich Central	Full	remain	2	0	2	0	0	0	DC/20/64423	0	0	2	0	0	
7035		N	131 High Street West Bromwich	0.0 1	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/20/65008	0	0	0	0	2	
7038		N	39 And 40 Union Street Wednesbury	0.0 2	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/20/65061	0	0	0	0	2	

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7057		N	36 Waterloo Road Smethwick B66 4JW	0.0 1	Soho and Victoria	Full	Remain	2	0	2	0	0	0	DC/20/64557	0	0	0	0	2	
7069		N	70 Reddal Hill Road Cradley Heath B64 5JT	0.0 1	Cradley Heath and Old Hill	Full	Remain	2	0	2	0	0	0	PD/21/01827	0	0	0	0	2	new pd app for retail and 2 flats
7083		N	First Floor 75 - 77 Great Bridge Tipton DY4 7HF	0.1 6	Great Bridge	Full	Remain	2	0	2	0	0	0	PD/20/01603	0	0	0	0	2	
7100		N	Land Adjacent 38 Salop Street Oldbury	0.0 7	Oldbury	Full	Remain	2	0	2	0	0	0	DC/21/66193	0	0	0	0	2	

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7124		N	Land At The Cottage Spring 10 Crookhay Lane West Bromwich B71 2N"	0.05	Wednesbury South	Full	Remain	2	0	2	0	0	0	DC/20/64466	0	0	0	2	0	GC 27.11.2020
7128		N	6A Halesowen Street Rowley Regis	0.09	Blackheath	Full	Remain	2	0	2	0	0	0	PD/21/01713	0	0	2	0	0	
1122		N	Land adjacent The Bungalow Corngreaves Road Cradley Heath	0.25	Cradley Heath and Old Hill	Full	Remain	2	0	2	0	0	0	DC/21/66122	0	0	0	2	0	full pp submitted
6906		N	Land Adjacent 136 Regis Heath Rod Rowley Regis	0.89	Blackheath	Outline	Remain	2	0	2	0	0	0	DC/20/63873	0	0	0	0	2	

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7316		N	135 Newton Road Great Barr Birmingham B43 6BE	0.1	Charlemont with Grove Vale	Full	Remain	2	0	2	0	0	0	DC/21/65558	0	0	0	2	0	Demolition of existing building and proposed 2 no. 5 bed dwellings.
7320		N	26 Woodward Street West Bromwich B71 4AP	0.07	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/21/65953	0	0	0	2	0	Demolition of existing bungalow and proposed 2 no. 4 bed detached dwellings with associated parking.
7302		N	344 Bearwood Road Smethwick B66 4ES	0.12	Abbey	Full	Remain	2	0	2	0	0	0	DC/21/65694	0	0	2	0	0	Proposed change of use from hotel to 15 No. bed HMO (House in multiple occupation) with 1 No. self-contained flat.
5007		N	Kenrick House Green Street West Bromwich B70 6DN	0.35	West Bromwich Central	Full	Remain	2	0	2	0	0	0	DC/21/66329	0	0	2	0	0	Proposed conversion of a ground floor caretaker's office and community room to 1 no. 1 bedroom flat and 1 no. studio flat.

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7181		N	51 - 53 Laburnum Road Tipton DY4 9QR	0.0 2	Princes End	Full	Remain	2	0	2	0	0	0	DC/21/66398	0	0	2	0	0	Proposed change of use from neighbourhood office to 2 dwellings.
7186		N	13 Trinity Street Cradley Heath B64 6HT	0.0 2	Cradley Heath and Old Hill	Full	Remain	2	0	2	0	0	0	DC/21/66309	0	0	0	2	0	Proposed change of use from dwelling to 2 No. self contained flats.
7183		N	40 Mace Street Cradley Heath B64 6HP	0.0 2	Cradley Heath and Old Hill	Full	Remain	2	0	2	0	0	0	DC/21/66405	0	0	0	2	0	Proposed conversion of existing dwelling to 2 no. 1 bedroom flats.
7123		N	Site Of 27 Chester Road Cradley Heath	0.0 5	Cradley Heath and Old Hill	Outline	Remain	2	0	2	0	0	0	DC/20/64979	0	0	0	2	0	Proposed 2 No. dwellings (outline application for layout only).

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7243		N	Sons Of Rest 85 Oak Road West Bromwich B70 8HP	0.0 6	Greets Green	Full	Remain	2	0	2	0	0	0	DC/21/65197	0	0	0	0	2	Proposed demolition of existing building to create 2 No. 4 bed dwellings.
7246		N	Land Adjacent To 48 Pound Road Wednesbury WS10 9HJ	0.1 8	Wednes bury North	Full	Remain	2	0	2	0	0	0	DC/21/65304	0	0	0	2	0	Proposed 2 No. semi detached dwellings and associated parking.
7167		N	114 Birmingham Road Great Barr Birmingham B43 7AE	0.1 1	Great Barr with Yew Tree	Outline	Remain	2	0	2	0	0	0	DC/21/65660	0	0	0	2	0	Proposed demolition of existing house and construction of 2 No. 4 bed houses (outline application all matters reserved).
7248 (1000 0023)		N	132 And 132A Stony Lane Smethwick B67 7BB	0.0 3	Smethwi ck	Full	Remain	2	0	2	0	0	0	DC/22/66548	0	0	0	2	0	Proposed change of use at ground floor of No. 132 from flat to retail shop and two storey/first floor side extensions to create 2 No. additional flats above existing retail shop at No. 132a.

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7310		N	174 - 176 Cape Hill Smethwick B66 4SJ	0.04	Soho and Victoria	Full	Remain	2	0	2	0	0	0	PD/21/01976	0	0	0	2	0	Proposed change of use of first/second floors from offices to 2 No. self-contained flats.
7136		N	Birmingham Road, Oldbury	0.04	oldbury	Full	U.C	2	0	2	0	0	0	DC/13/56514	0	0	0	0	2	site stalled
6778		N	18 Upper High Street Wednesbury WS10 7HQ	0.04	wednesbury north	Full	Remain	4	3	1	0	0	0	DC/19/63299	0	1	0	0	0	
6642		N	Land Adj 104 Crankhall Lane Wednesbury WS10 0ED	0.09	Friar Park	Full	Remain	1	0	1	0	0	0	DC/18/62260	0	0	1	0	0	Expire 30/01/22

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1841		N	land adjacent 13 Church Street Tipton	0.02	Tipton Green	Full	Remain	1	0	1	0	0	0	DC/20/64302	0	0	0	1	0	
2188		N	Adj 18 Field View Drive Rowley B65 ORH	0.03	Blackheath	Full	Remain	1	0	1	0	0	0	DC/20/64559	0	0	0	1	0	not started 2021
2826			151 Hamstead Road Great Barr	0.05	Newton	Full	Remain	1	0	1	0	0	0	DC/20/63984	0	0	0	1	0	
3005		N	Knowle Resource Centre, Harvest Road, Rowley Regis	1.10	Rowley Regis	Full	Remain	1	0	1	0	0	0	DC/20/64814	0	0	0	1	0	PP granted for 80 bed care home

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3284		N	Land Adjacent to 86 Blakeley Hall Road Oldbury	0.04	Oldbury	Full	Remain	1	0	1	0	0	0	DC/17/61215	0	0	1	0	0	new app DC/20/64305 to replace DC/17 - pending consent; granted consent
5957		N	Land Adjacent To 7 Charlotte Close Oldbury	0.02	Oldbury	Full	Remain	1	0	1	0	0	0	DC/19/63176	0	0	1	0	0	
6185		N	Site Of Former Tipton Baths Queens Road Tipton	0.28	Tipton Green	Full	Remain	1	0	1	0	0	0	DC/15/58400	0	0	0	1	0	Discharge of conditions app submitted still pending
6537		N	1 Woden Road South Wednesbury WS10 0BP	0.05	Wednesbury South	Full	Remain	1	0	1	0	0	0	DC/17/61184	0	1	0	0	0	expires 2021 ; bldg control notice submitted 2021

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6538		N	72 Jayshaw Avenue (side Garden Of) Great Barr Birmingham	0.0 2	Newton	Full	Remain	1	0	1	0	0	0	DC/20/64849	0	1	0	0	0	expires 2021; new app submitted 2021
6555		N	Site Of 29 Bilston Road Tipton DY4 0BT	0.0 7	Princes End	Full	Remain	1	0	1	0	0	0	DC/21/65325	0	0	1	0	0	expires 2021; new app submitted 2021
6572		N	Land Adjacent Elim Pentecostal Church Woodland Drive Smethwick	0.0 7	St. Pauls	Full	Remain	1	0	1	0	0	0	DC/20/64837	0	0	0	0	1	app submitted for 14 bed care home
6596		N	Land Adj 129 Charlemont Road West Bromwich B71 3EH	0.0 3	Charlem ont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/21/65382	0	0	0	1	0	Outline app expires oct 2020 don't think will go ahead; 2021 Reserved Matters app submitted DC/21/65382 expires 16.06.2023

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6646		N	35 Highmoor Road Rowley Regis B65 8DJ	0.05	Blackheath	Full	Remain	1	0	1	0	0	0	DC/18/61960	0	1	0	0	0	Expires 03.12.2021
6647		N	Land Adjacent To 1 Wilkes Street West Bromwich	0.02	Charlton with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/18/62104	0	1	0	0	0	Expires 12.10.2021
6650		N	9 Phoenix Street West Bromwich B70 0AA	0.03	Greets Green and Lyng	Full	Remain	1	0	1	0	0	0	PD/18/01019	0	1	0	0	0	2021 building notice submitted
6672		N	Land Adj To 91 St Marys Road Smethwick	0.02	Abbey	Full	Remain	1	0	1	0	0	0	DC/18/62472	0	1	0	0	0	expires feb2022

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6674		N	Rear Of 77 Horseley Road Tipton DY4 7NA	0.0 4	Great Bridge	Full	Remain	1	0	1	0	0	0	DC/18/62483	0	1	0	0	0	expires feb 22
6676		N	Land Adjacent To 145 Victoria Road Oldbury B68 9UL	0.0 4	St. Pauls	Full	Remain	1	0	1	0	0	0	DC/18/61901	0	0	1	0	0	Expires Oct 21
6698		N	Land At 342 Newbury Lane Oldbury	0.0 6	Rowley	Full	Remain	1	0	1	0	0	0	DC/21/65704	0	0	0	1	0	new app submitted for 1 house
6722		N	Rear Of 21 St Marys Road Smethwick B67 5DQ	0.0 1	abbey	Full	Remain	1	0	1	0	0	0	DC/19/62581	0	1	0	0	0	expires 2022

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6795		N	598 - 600 Bearwood Road Smethwick	0.0 4	abbey	Full	Remain	1	0	1	0	0	0	DC/18/61850	0	1	0	0	0	
6802		N	Land To The Rear Of 62 Compton Road Cradley Heath	0.0 1	Cradley Heath and Old Hill	Full	Remain	1	0	1	0	0	0	DC/19/63358	0	0	1	0	0	
6803		N	59 Compton Road Cradley Heath B64 5BB	0.0 2	Cradley Heath and Old Hill	Full	Remain	1	0	1	0	0	0	DC/19/62958	0	1	0	0	0	
6883		N	41 Wheatley Street West Bromwich	0.0 2	Greets Green and Lyng	Full	Remain	1	0	1	0	0	0	DC/19/62977	0	1	0	0	0	bldg control notice submitted aug 2021

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6928		N	60A Perry Park Road Rowley Regis	0.02	Blackheath	Full	Remain	1	0	1	0	0	0	DC/19/63572	0	0	1	0	0	
6951		N	19 Cape Hill Smethwick	0.01	Soho and Victoria	Full	Remain	1	0	1	0	0	0	DC/19/63059	0	1	0	0	0	
6959		N	Hamstead Sons Of Rest Broome Avenue Great Barr	0.03	Newton	Full	Remain	1	0	1	0	0	0	DC/20/63900	0	1	0	0	0	On site 2021/22 complete 2022/23
6960		N	Land To The Rear Of Churchills 8 Walsall Street Wednesbury	0.11	wednesbury north	Full	Remain	1	0	1	0	0	0	DC/20/63913	0	0	0	0	1	

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6965		N	52 Horseley Heath Tipton DY4 7AA	0.0 6	Great Bridge	Full	Remain	1	0	1	0	0	0	DC/20/63945	0	0	1	0	0	not started 2021
6989		N	Rear Of 297 & 299 Hydes Road West Bromwich	0.0 2	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/20/64708	0	0	0	1	0	Expires 27.11.2023
6990		N	Land To Side Of 103 Throne Road Rowley Regis	0.0 4	Rowley	Full	Remain	1	0	1	0	0	0	DC/20/64720	0	0	0	1	0	Expires 20.11.23
6993		N	Former Social Club Bromford Lane West Bromwich	0.1 2	Greets Green and Lyng	Full	Remain	1	0	1	0	0	0	DC/20/64667	0	0	0	0	1	granted conset 17.03.21

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7007		N	Ideal Homecare 5 Hall Green Road West Bromwich B71 3JS	0.0 1	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/20/64391	0	0	0	0	1	
7009		N	2 St Edmunds Close West Bromwich B70 6TG	0.0 8	West Bromwi ch Central	Full	Remain	1	0	1	0	0	0	DC/20/64426	0	0	0	0	1	
7018		N	315 - 319 High Street West Bromwich	0.0 8	West Bromwi ch Central	Full	Remain	1	0	1	0	0	0	DC/20/64004	0	0	1	0	0	HMO
7020		N	The Swan 25 Providence Street Cradley Heath	0.0 5	Cradley Heath and Old Hill	Full	Remain	1	0	1	0	0	0	DC/20/64096	0	0	0	0	1	

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7025		N	Land At 43 Longleat Great Barr Birmingham	0.04	Charlemont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/20/64315	0	0	0	0	1	
7030		N	30 High Street Rowley Regis	0.02	Blackheath	Full	Remain	1	0	1	0	0	0	DC/20/64475	0	0	0	1	0	
7042		N	21 Church Street Oldbury	0.04	Oldbury	Full	Remain	1	0	1	0	0	0	DC/21/66154	0	0	1	0	0	vets to 6 bed care home
7044		N	Jays 3 Graingers Bar Lane Cradley Heath	0.01	Cradley Heath and Old Hill	Full	Remain	1	0	1	0	0	0	DC/21/65203	0	0	0	0	1	

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7056		N	530 Bearwood Road Smethwick B66 4BX	0.0 1	abbey	Full	Remain	1	0	1	0	0	0	DC/20/64552	0	0	1	0	0	
7058		N	18A Alexandra Road Tipton DY4 8TG	0.0 8	Tipton Green	Full	Remain	1	0	1	0	0	0	DC/20/64618	0	1	0	0	0	
7066		N	Side Garden Of 17 Wilford Road West Bromwich B71 1QY	0.0 3	Charlem ont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/20/64842	0	0	0	0	1	
7080		N	45 Upper High Street Wednesbury WS10 7HJ	0.0 1	wednes bury north	Full	Remain	1	0	1	0	0	0	PD/20/01418	0	0	0	0	1	

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7094		N	Kashmir Cottage 422 Bearwood Road Smethwick	0.01	abbey	Full	Remain	1	0	1	0	0	0	DC/20/64376	0	0	1	0	0	
7113		N	Rear Garden Of 83 Greenside Way Walsall	0.02	Great Barr	Full	Remain	1	0	1	0	0	0	DC/21/65118	0	0	0	1	0	GC 02.07.2021
7127		N	166 - 167 High Street Rowley Regis	0.08	Blackheath	Full	Remain	1	0	1	0	0	0	DC/20/64366	0	0	1	0	0	
972		No	Adj 3 Barrs Road	0.06	Cradley Heath and Old Hill	Outline	Remain	1	0	1	0	0	0	DC/20/64019	0	0	0	1	0	
7237		N	83 Dudley Port Tipton DY4 7RB	0.02	Oldbury	Full	Remain	1	0	1	0	0	0	DC/21/65549	0	0	0	1	0	Proposed 1 No. 3 bedroom detached dwelling.

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
3120		N	Land Adj 55 Harwood Street West Bromwich B70 9JD	0.0 1	Greets Green and Lyng	Full	Remain	1	0	1	0	0	0	DC/21/65419	0	0	1	0	0	Proposed 2 bed dwelling.
7321		N	Front Garden Of 21 Trotters Lane West Bromwich B71 2QE	0.0 6	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/21/66127	0	0	0	1	0	Proposed 2 bed detached dwelling with associated parking
7235		N	Land Adjacent 2 Ruskin Avenue Rowley Regis B65 9QW	0.0 2	Blackhe ath	Full	Remain	1	0	1	0	0	0	DC/21/65272	0	0	1	0	0	Proposed 1 No. 2 bedroom dwelling.
7262		N	Land To The Rear Of 20-26 Stanway Road West Bromwich B71 1RW	0.0 3	Charlem ont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/21/65306	0	0	1	0	0	Proposed 4 bed dwelling.

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7263		N	Regis Masonic Hall 395 Halesowen Road Cradley Heath B64 7HX	0.4	Cradley Heath and Old Hill	Full	Remain	1	0	1	0	0	0	DC/21/65356	0	0	1	0	0	Proposed demolition of Regis Masonic Hall and construction of 1 No. dwelling, boundary walls/gates and detached garage.
7269		N	Side Garden Of 19 Dunkirk Avenue West Bromwich B70 0EP	0.05	Great Bridge	Full	Remain	1	0	1	0	0	0	DC/21/65827	0	0	0	1	0	Proposed 2 bed detached dwelling and associated parking (previously refused application DC/21/65453).
6554		N	Land Adj 2 Mountford Close Rowley Regis B65 8DU	0.02	Blackheath	Full	Remain	1	0	1	0	0	0	DC/21/65499	0	0	0	1	0	Proposed 1 No. two bedroom detached dwelling, front boundary wall, parking and landscaping.
7267		N	Land Rear Of 49 Basons Lane Oldbury B68 9SJ	0.03	Smethwick	Full	Remain	1	0	1	0	0	0	DC/21/65661	0	0	0	1	0	Proposed 1 No. 5 bedroom dwelling.

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7272		N	67 Wood Green Road Wednesbury WS10 9QT	0.09	Wednesbury North	Full	Remain	1	0	1	0	0	0	DC/21/66256	0	0	0	1	0	Proposed single and two storey side extension with roof lights to front and rear dormer to create 3 bed dwelling with separate access, parking and amenity provision.
6587		N	Land Adjacent 45 Sandfield Road West Bromwich B71 3NE	0.03	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/21/66260	0	1	0	0	0	
7270		N	4 High Street Smethwick B66 1DX	0.3	Smethwick	Full	Remain	1	0	1	0	0	0	DC/21/66222	0	0	0	1	0	Proposed first floor rear extension to create 1 No. self-contained flat.
7271		N	Side Garden Of 2 Arran Close Great Barr Birmingham B43 7AD	0.07	Great Barr with Yew Tree	Full	Remain	1	0	1	0	0	0	DC/21/66249	0	0	1	0	0	Proposed four bedroom house and garage.

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7185		N	Land Adjacent 44 Rood End Road Oldbury	0.03	St Pauls	Full	Remain	1	0	1	0	0	0	DC/21/66351	0	0	0	1	0	Proposed 1 No. dwelling.
7139		N	Land To The Rear Of 12 And 13 Elmhurst Avenue And Reservoir Road Rowley Regis B65 9HD	0.03	Rowley	Full	Remain	1	0	1	0	0	0	DC/21/66135	0	0	0	1	0	Proposed 1 No. 4 bedroom dwelling with detached garage and parking.
7273		N	11 Barrs Road Cradley Heath B64 7HB	0.02	Cradley Heath and Old Hill	Full	Remain	1	0	1	0	0	0	DC/21/66285	0	0	0	1	0	Proposed 1 No. new dwelling house.
6641		N	1 Crankhall Lane West Bromwich B71 3JY	0.08	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/21/66318	0	0	0	1	0	Proposed 1 No. new dwelling house.

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7274		N	Side Of 21 Pear Tree Road Great Barr Birmingham B43 6HY	0.04	Charlemont with Grove Vale	Full	Remain	1	0	1	0	0	0	DC/21/66292	0	0	0	1	0	Proposed new detached dwelling.
7238		N	134 Newton Road Great Barr Birmingham B43 6BT	0.07	Newton	Full	Remain	1	0	1	0	0	0	DC/21/65587	0	0	0	1	0	Proposed change of use from medical centre to family dwelling (previously withdrawn application DC/21/65141).
4477		N	Flat 1 154 Windmill Lane Smethwick B66 3ET	0.03	Soho and Victoria	Full	Remain	1	0	1	0	0	0	DC/21/66302	0	0	0	1	0	Proposed change of use from 1 No. flat to 2. No studio apartments.
7265 (1000 0015)		N	Side Garden Of 33 Greenside Way Walsall WS5 4BT	0.02	Great Barr with Yew Tree	Full	Remain	1	0	1	0	0	0	DC/21/65511	0	0	1	0	0	Proposed detached dwelling.

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7318 (1000 0016)		N	Penrose House Heath Lane Hospital Heath Lane West Bromwich B71 2BG	1.9	Hateley Heath	Full	Remain	1	0	1	0	0	0	DC/21/65726	0	0	1	0	0	Proposed demolition of Penrose House and construction of a new detached 5 No. bed learning disability recovery hub with parking, access, boundary fencing and landscaping.
6177 (1000 0017)		N	Side Garden Of 56 Menin Road Tipton DY4 8DN	0.0 3	Tipton Green	Full	Remain	1	0	1	0	0	0	DC/21/66165	0	0	1	0	0	Proposed new detached dwelling.
7170 (1000 0019)		N	131 Pottery Road Oldbury B68 9HE	0.0 2	Old Warley	Full	Remain	1	0	1	0	0	0	DC/21/66448	0	0	1	0	0	Proposed change of use from mental health services (counselling & psychotherapy centre/training & consultancy) to 1 No. dwelling.
7244 (1000 0021)		N	562 Bearwood Road Smethwick B66 4BS	0.0 3	Abbey	Full	Remain	1	0	1	0	0	0	DC/21/66475	0	0	1	0	0	Proposed change of use of first and second floors from offices to a self-contained maisonette with enclosed bin area to rear.

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7164 (1000 0022)		N	50A Birmingham Street Oldbury B69 4DZ	0.0 2	Oldbury	Full	Remain	1	0	1	0	0	0	DC/22/66527	0	0	1	0	0	Proposed change of use from retail/offices to 1 No. 2 bedroom flat.
7322 (1000 0024)		N	5 Coxs Lane Cradley Heath B64 5NT	0.0 6	Rowley Regis	Full	Remain	1	0	1	0	0	0	DC/22/66557	0	0	1	0	0	Proposed demolition of existing outbuildings and side extension to No.5 Coxs Lane with the construction of 1 No. bedroom bungalow to rear with access, parking and bin storage area.
1E+07		N	58 Windsor Road Rowley Regis B65 9HR	0.0 2	Rowley Regis	Full	Remain	1	0	1	0	0	0	DC/22/66757	0	0	1	0	0	Proposed 1 No. detached dwelling in rear garden.
4876		N	22 Mckean Road Oldbury B69 4AY	0.0 1	Oldbury	Full	Remain	1	0	1	0	0	0	PD/21/01955	0	0	1	0	0	Proposed part change of use of ground floor from retail shop to 1 No. self-contained flat.

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2371	SAH 081	Y	North Smethwick Canalside Smethwick	8.7 7	Soho and Victoria	Approved Local Plan/U DP	Remain	400	0	0	40 0	0	0		0	0	0	0	0	
2985	SAH 091	Y	STW/SMBC Land Friar Park Road Wednesbury	15. 75	Friar Park	Approved Local Plan/U DP	Remain	630	0	0	30 0	300	30		0	0	0	0	0	
6999	SAH 228	Y	Brandhall golf Course	5.1 72	Old Warley	OC	Remain	190	0	0	19 0	0	0		0	0	0	0	0	
2590	SAH 085	Y	Cape Arm Cranford Street	2.1 3	Soho and Victoria	Approved Local Plan/U DP	Remain	170	0	0	17 0	0	0		0	0	0	0	0	

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3040	SAH 285	Y	Cradley Heath Factory Centre Woods Lane Cradley Heath	3.53	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	160	0	0	160	0	0		0	0	0	0	0	
7196	SAH 280	Y	Abberley Street Grove Lane Master Plan	2.48	Soho and Victoria	Approved Local Plan/UDP	Remain	140	0	0	140	0	0		0	0	0	0	0	Previously part of site ref 2588 (Abberley Street) site split into 3 (sites refs 2588 and 7195 amended as per GL MP
1546	SAH 077	Y	Cranford Street / Heath Street / Canal	2.88	Soho and Victoria	Approved Local Plan/UDP	Remain	115	0	0	115	0	0		0	0	0	0	0	Masterplan completed Feb 2022. 2022 - Site merged with 6997 Name of site amended (formerly Hertlands Furniture, Cranford Street, Smethwick) Amended to reflect the GL Masterplan
6919	SAH 102	Y	Grove Lane/ Cranford Street/ London Street	2.09	Soho and Victoria	Approved Local Plan/UDP	Remain	220	0	0	90	130	0		0	0	0	0	0	Site merged with Site Ref 6998 to reflect GL masterplan, Part of phased Grove Land Master Plan (formerly called PJ Commercial Phase 4 of GL Master Plan)

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2588	SAH 084	Y	Grove Street / MMUH / School - Grove Lane MP	0.59	Soho and Victoria	Approved Local Plan/UDP	Remain	85	0	0	85	0	0		0	0	0	0	0	Amended to reflect the GL Masterplan – site now in three parts (new site ref for 2nd site is 7195 Moilliett Street Park) and 7196 boundary amended to reflect new phasing based on master plan - HI Jan 2021
6924	SAH 103	Y	The Phoenix Collegiate Friar Park Road Wednesbury	4.80	West Bromwich Central	OC	Pending	84	0	0	84	0	0	DC/20/63911	0	0	0	0	0	outline app pending consent
7131		N	Bull St MSCP	0.46	West Bromwich Central	OC	Remain	70	0	0	70	0	0		0	0	0	0	0	Demolition of the MSCP underway now. Funding agreement with WMCA states delivery in 10 years or risk clawback but I would think it will be within 5 as we're pursuing it through the Towns Fund and that is the associated timescale for that.

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2227		N	The Boat Gauging House & Adjoining Land, Factory Road, tipton, DY4 9AU	0.57	Tipton Green	Full	Pending	50	0	0	50	0	0	DC/21/65872	0	0	0	0	0	
1459	SAH 075	Y	Bank Street (West) Hateley Heath	0.85	Hateley Heath	Approved Local Plan/UDP	Remain	43	0	0	43	0	0		0	0	0	0	0	
1376	SAH 072	Y	Elbow Street Old Hill	0.77	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	25	0	0	33	0	0		0	0	0	0	0	
7195	SAH 281	Y	Moilliett Street Park - Grove Lane masterplan	0.77	Soho and Victoria	Approved Local Plan/UDP	Remain	31	0	0	31	0	0		0	0	0	0	0	Previously part of site ref 2588 – split out to reflect the GL masterplan – sites forms part of a larger site that includes land in Bham – figures are for the Sandwell element only

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1451	SAH 074	Y	Trinity Way / High Street, 28-64 High Street West Bromwich	0.60	West Bromwich Central	Approved Local Plan/UDP	Remain	53	0	0	30	23	0	N	0	0	0	0	0	
7197	SAH 282	New	Land adj to Droicon Estate, Portway Road, Rowley Regis	0.70	Rowley	OC		28	0	0	28	0	0		0	0	0	0	0	Identified as part of BCP Reg 18
28	SAH 067	Y	Alma Street Wednesbury	0.52	Friar Park	Approved Local Plan/UDP	Remain	19	0	0	23	0	0		0	0	0	0	0	
764	SAH 068	Y	Hawes Lane Rowley Regis	0.56	Rowley	Full	Remain	15	0	0	15	0	0	DC/21/66305	0	0	0	0	0	council house programme

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3153		N	Former Fisheries Site Union Road Oldbury	0.95	Oldbury	Full	Remain	17	5	0	12	0	0	DC/10/51937	0	0	0	0	0	Site has been stalled
7156		N	Crosswells Road, Langley	0.29	Bristnall	OC	Remain	12	0	0	12	0	0		0	0	0	0	0	council house programme
7101		N	40A And 40B Burnt Tree Tipton DY4 7TZ	0.07	Oldbury	Outline	Remain	12	0	0	12	0	0	DC/20/64332	0	0	0	0	0	new app submitted for cou to care home- bldg notice also submitted will have to wait to see what built out GC 26.10.2020
6688		N	Land at Oxford Street / Oxford Terrace Wednesbury	0.21	Friar Park	OC	Remain	9	0	0	9	0	0		0	0	0	0	0	

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7154		N	St Vincent Cresent, Harvills	0.24	Wednesbury South	OC	Remain	8	0	0	8	0	0		0	0	0	0	0	Council House programme
3310		N	Site Of 180-190 Dudley Road Rowley Regis	0.15	Rowley	Full	U.C.	8	0	0	8	0	0	DC/12/54578	0	0	0	0	0	Site has been stalled
7155		N	Highams Close, Rowley	0.19	Rowley	OC	Remain	6	0	0	6	0	0		0	0	0	0	0	Council House programme
6684		N	Leicester Place / Wiltshire Way, West Bromwich (Former SAPA building)	0.12	Hateley Heath	OC	Remain	5	0	0	5	0	0		0	0	0	0	0	Former SAPA buil;din now surplus to requirements. Potential development of five dwellings

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6685		N	Ashliegh road / Longbank Road Oldbury	0.15	Tividale	OC	Remain	5	0	0	5	0	0		0	0	0	0	0	Council House programme
1857		N	5-7 Cradley Road Cradley Heath	0.03	Cradley Heath and Old Hill	Full	Remain	2	0	0	2	0	0	DC/06/46355	0	0	0	0	0	Site has been stalled - conversion element completed but not the new build
3522		N	138 Crankhall Lane Wednesbury	0.04	Friar Park	Full	U.C.	2	0	0	2	0	0	DC/13/56040	0	0	0	0	0	Site has been stalled
3353		N	Site of 131 Stony Lane Smethwick	0.06	Smethwick	Full	U.C.	1	0	0	1	0	0	DC/13/55676	0	0	0	0	0	Site has been stalled

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3507	SAH 100	Y	Edwin Richards Quarry Portway Road Rowley Regis	10.10	Rowley	Outline	Remain	631	0	0	0	301	180	DC/14/57745	0	0	0	0	0	advised that looking at a bigger scheme with first phase commencing 2034 and build rate of 50 units a year. looking to submit a reserved matters application before February 2023 site has capacity for extra 350 homes but delivery may be beyond the plan period for 150 homes
2940	SAH 088	Y	Rattlechain Site Land to the north of Temple Way Tividale	14.82	Oldbury	Approved Local Plan/U DP	Remain	518	0	0	0	300	218		0	0	0	0	0	cap was 322 - agent advised want to merge with 3049 and 550 homes have amended del to 300 10-15 (from 120) and 218 15+
3025	SAH 096	Y	Silverthorne Lane/ Forge Lane, Cradley Heath	2.82	Cradley Heath and Old Hill	Approved Local Plan/U DP	Remain	99	0	0	0	127	0		0	0	0	0	0	Site merged with 1437

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2370	SAH 080	Y	Bradleys Lane / High Street Tipton	5.60	Princes End	Approved Local Plan/U DP	Remain	230	0	0	0	110	131		0	0	0	0	0	
7162	SAH 227 (SA-0033 - SAN)	New	Dudley Road East	2.65	Oldbury	OC	Remain	106	0	0	0	106	0		0	0	0	0	0	Site identified as part of BCP Reg 18
2388	SAH 083	Y	Swan Lane North of A41 West Bromwich	3.77	Greets Green and Lyng	Approved Local Plan/U DP	Remain	149	0	0	0	90	59		0	0	0	0	0	
1463	SAH 076	Y	Lower City Road Oldbury	1.83	Oldbury	Approved Local Plan/U DP	Remain	64	0	0	0	73	0		0	0	0	0	0	

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
744	SAH 206	Y	Perrott Street / Kitchener Street Black Patch Smethwick	1.39	Soho and Victoria	Approved Local Plan/U DP	Remain	49	0	0	0	56	0		0	0	0	0	0	
2946	SAH 089	Y	Site surrounding former Post office and Telephone exchange Horseley heath tipton	1.16	Great Bridge	Approved Local Plan/U DP	Remain	42	0	0	0	52	0		0	0	0	0	0	Site merged with 2947
7001	SAH 229	New	Brades Road, Oldbury	1.14	Oldbury	OC	Remain	51	0	0	0	51	0		0	0	0	0	0	CFS submission - site identified as part of BCP Reg 18
2377	SAH 082	Y	Carters Green / Gun Lane West Bromwich	1.09	West Bromwich Central	Approved Local Plan/U DP	Remain	49	0	0	0	49	0		0	0	0	0	0	Part of One Public Estate

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
1994	SAH 078	Y	Land And Premises At Winkle Street And John Street West Bromwich	1.01	West Bromwich Central	Approved Local Plan/UDP	Remain	31	0	0	0	45	0		0	0	0	0	0	Long term plans
2820		N	Eastern Gateway Development Site, High Street. West Bromwich (2820)	0.72	West Bromwich Central	Approved Local Plan/UDP	Remain	43	0	0	0	43	0		0	0	0	0	0	
3223	SAH 099	Y	Summerton Road, Oldbury	0.89	Oldbury	Approved Local Plan/UDP	Remain	32	0	0	0	36	0		0	0	0	0	0	Long term plans
1203	SAH 071	Y	Mill Street, Great Bridge	0.86	Great Bridge	Approved Local Plan/UDP	Remain	30	0	0	0	34	0		0	0	0	0	0	Long term plans

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
6442			George Street WBPr18, West Bromwich	0.74	West Bromwich Central	Approved Local Plan/UDP	Remain	26	0	0	0	33	0		0	0	0	0	0	
2919	SAH 087	Y	Land to east of Black Lake West Bromwich	2.45	Hateley Heath	Approved Local Plan/UDP	Remain	86	0	0	0	30	80		0	0	0	0	0	Long term plans
3041	SAH 097	Y	Cokeland Place / Graingers Lane, Cradley Heath	0.36	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	13	0	0	0	16	0		0	0	0	0	0	
3023	SAH 095	Y	Macarthur Road Industrial Estate, Cradley Heath	0.30	Cradley Heath and Old Hill	Approved Local Plan/UDP	Remain	11	0	0	0	13	0		0	0	0	0	0	Long term plans

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
7158	SAH 283	Y	Wyndmill Cresent, West Bromwich	0.19	Charlemont	OC	Remain	11	0	0	0	11	0		0	0	0	0	0	Council House programme
2396		N	116/117 Graingers Lane Cradley Heath	0.04	Cradley Heath and Old Hill	Full	U.C.	6	0	0	0	6	0	DC/08/49723	0	0	0	0	0	Site has been stalled
2886		N	Site Of 18A Church Vale West Bromwich	0.05	West Bromwich Central	Full	U.C.	6	0	0	0	6	0	DC/10/52726	0	0	0	0	0	Site has been stalled
6441		N	Eastern Gateway South (WBPr16), West Bromwich (6441)	1.60	West Bromwich Central	Approved Local Plan/UDP	Remain	150	0	0	0	0	150		0	0	0	0	0	

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
3011	SAH 094	Y	Langley Maltings Western Road Langly B69 4LY	2.72	Oldbury	Approved Local Plan/U DP	Remain	95	0	0	0	0	95		0	0	0	0	0	Long term plans
1183	SAH 070	Y	land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	1.90	Great Bridge	Approved Local Plan/U DP	Remain	60	0	0	0	0	86		0	0	0	0	0	SLINC on part of the site. Long term plans
3009	SAH 093	Y	Tatbank Road Oldbury B69 4NB	1.15	St. Pauls	Approved Local Plan/U DP	Remain	40	0	0	0	0	52		0	0	0	0	0	
2986	SAH 092	Y	Friar Street Wednesbury	1.01	Friar Park	Approved Local Plan/U DP	Remain	38	0	0	0	0	45		0	0	0	0	0	Long term plans
1449	SAH 073	Y	Wellington Road Tipton	0.91	Tipton Green	Approved Local Plan/U DP	Remain	31	0	0	0	0	40		0	0	0	0	0	Long term plans

Site Ref	BCP Ref	Carry Forward Site	Address	Total Site Area - Net	Ward	Stage of Development	Year Comp	Capacity of Site	No of units completed	Homes Deliverable 0-5 years (2021-2026)	Homes Developable 5-10 years (2026-31)	Homes Developable 10-15 years (2031-36)	Homes Developable 15-19 years (2036-39)	Planning Application	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
3049	SAH 098	Y	Land between Addington Way and River Tame; Temple Way (Rattlechain)	0.90	Oldbury	Approved Local Plan/UDP	Remain	32	0	0	0	0	36		0	0	0	0	0	2940 agents want to merge sites
2972	SAH 090	Y	Used Car Sales site on corner of Lower Church Lane and Horseley Heath Tipton	0.56	Tipton Green	Approved Local Plan/UDP	Remain	20	0	0	0	0	23		0	0	0	0	0	Long term plans

Table 12: Sites allocated for housing but now considered not suitable / developable up to 2039

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H9.5	354	91	Park Lane West (South Staffs Depot), Tipton	2.95	77	Existing pump station for Wednesbury remain as employment or white land

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H9.7	1401	801	Bell Street / Dudley Road, Tipton	0.62	20	H&R no intention of moving
H9.6	1448	81	Station Street, Tipton	1.37	43	Too difficult and expensive to move
H13.8	1461	665 80 & 82	Waterfall Lane & 101-126 Station Rd	0.34	8	part of site has pp for combination of 15 units (not carried forward) rest of site too small
HOC11	2232	263	United Steels Ltd, Upper Church Lane Tipton	1.58	73	Owner advised will not be moving from site.
H12.8	2372	121	Rabone Lane, Smethwick	5.98	209	No indication that looking to relocation and no relocations sites available.
HOC13	1437		Lower Cradley Heath High Street	0.6	26	Used as car park(temp planning permission) site merged with 3025
WBPr	2375		Lyng Industrial Estate West Bromwich	10.2	357	Viability and feasibility study commissioned and highlights significant viability issues
WBPr30	2381		Bus Depot	1.1	68	No indication that looking to relocation and no relocations sites available.
WBPr31	2384		Oldbury Road	16.8	588	No indication that looking to relocation and no relocations sites available.
WBPr32	2385		Brandon Way / Albion Road (North)	6.2	248	No indication that looking to relocation and no relocations sites available.
WBPr33	2386		Brandon Way / Albion Road (South)	1.5	494	New industrial unit (1,739sqm) recently built and interest in the remaining vacant site area
WBPr34	2387		Brandon Way / Brandon Close	1	43	No indication that looking to relocation and no relocations sites available.
WBPr38	2389		Church Lane / Gladstone Street	2.8	111	No indication that looking to relocation and no relocations sites available.

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

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H8.4	2925	788	Site off Mount Road Wednesbury	0.49	17	No indication that looking to relocation and no relocations sites available.
H8.4	2926	791	Corner of Bridge Street & Mounts Road, Wednesbury	3.15	110	The owner would like to retain the site for industrial uses
H8.4	2927	795	Site on corner of Woden Rd South & Bridge St, Wednesbury	1.61	56	No indication that looking to relocation and no relocations sites available.
H9.1	2935	966	Wellman Robey Ltd, Newfield Road, Oldbury	4.91	129	No indication that looking to relocation and no relocations sites available.
H9.4	2936	1239	CBF LTD, Wade Building Services, Groveland Road, Oldbury	1.26	40	No indication that looking to relocation and no relocations sites available.
H9.5	2937	151	Fisher Street / Coneygre Road, Tipton	1.7	60	Indication from owners that remaining in employment use.
H9.7	2938	265	Castle Street, Tipton	1.49	47	H&R no intention of moving, change to employment allocation
H9.5	2943	878	Coneygre Road / Burnt Tree, Tipton	1.11	35	No indication that looking to relocation and no relocations sites available.
H9.1	2944	967	Birmingham Board Co Ltd, Dudley Road East, Oldbury	1	32	No indication that looking to relocation and no relocations sites available.
H9.1	2945	968	Beswick Paper, Dudley Road, Oldbury	0.96	33	No indication that looking to relocation and no relocations sites available.
H9.1	2949	1196	British Gas Plc, Land off Dudley Road, Oldbury	1.04	33	No indication that looking to relocation and no relocations sites available.
H9.4	2950	1240	Land adjacent to Cleton Business Park, Tipton Road, Tipton	0.56	18	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H9.4	2951	-	Vaughan Trading Estate	19.92	349	Occupier invested significantly to update and expand business. Will not be moving from the site
(834)	2953		Sedgley Rd West High Tipton Street	1.12	39	No indication that looking to relocation and no relocations sites available.
(145)	2955		Unit 1 Groveland Road	0.36	13	No indication that looking to relocation and no relocations sites available.
(147)	2956		Upper Chapel St/ Britannia St/ 70 - 74 Dudley Rd West	0.63	22	No indication that looking to relocation and no relocations sites available.
(148)	2957		Dudley Rd / 28 Dudley Rd West	1.78	62	No indication that looking to relocation and no relocations sites available.
(149)	2958		Tipton Rd Oldbury	1.76	62	No indication that looking to relocation and no relocations sites available.
(247)	2960		Diamond Buses Hallbridge Way Oldbury	3.13	110	Owner advised will not be moving from site.
(248)	2963		Groveland Rd	1.18	41	No indication that looking to relocation and no relocations sites available.
(578)	2965		Land between Great Bridge Street & William Street Tipton	1.92	67	No indication that looking to relocation and no relocations sites available.
(300)	2966		Alexandra Industrial Est Locarno Rd / Alexandra Rd Tipton	2.2	77	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
(911)	2967		Black Country Park, Great Bridge Street, Great Bridge	2.18	76	Indication from owners that remaining in employment use.
(375) Post 2021	2969		Dudley Rd West Oldbury	0.46	16	No indication that looking to relocation and no relocations sites available.
(836)	2971		Hurst Lane / Birmingham Canal / Sedgley Road West Tipton	2.19	77	No indication that looking to relocation and no relocations sites available.
(144)	2973		Burnt Tree Ind Est Groveland Rd	0.82	29	No indication that looking to relocation and no relocations sites available.
WBPr36	2975		Swan Village Industrial Estate West Bromwich	0.8	25	No indication that looking to relocation and no relocations sites available.
H12.6	2990	200	Fitzgerald Lighting LTD Rood End Road	1.39	44	No indication that looking to relocation and no relocations sites available.
H12.7	2994	854	Oldbury Road Industrial Estate	0.57	18	No indication that looking to relocation and no relocations sites available.
H13.5	3004	259 / 896	Newlyn Road	3.37	103	Businesses seeking to expand and will not be moving.
H13.2	3010	1301	Corngreaves Road	2.8	98	Site assembly for residential development has proved too difficult due to the different landownerships and no relocation sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
(789)	3013		JAS Industrial Park Lane Titford Oldbury B65 0PY	0.93	33	No indication that looking to relocation and no relocations sites available.
(855)	3014		Oldbury Road Oldbury B66 1NJ	2.89	102	No indication that looking to relocation and no relocations sites available.
(1130)	3016		230 Oldbury Road B66 1NR	1.48	52	No indication that looking to relocation and no relocations sites available.
H13.8	3017	284	Sandwell MBC Depot, & surrounds Waterfall Lane, Cradley Heath	1.36	43	No indication that looking to relocation and no relocations sites available.
3019	3019		Station Road (South), Rowley Regis	0.85	30	Landown advised invested in site and will not be moving
H13.8	3020	656	Broadcott & Broadway Ind Estates	1.49	47	No indication that looking to relocation and no relocations sites available.
H13.4	3026	268	Station Street/Graingers Lane	1.3	41	No indication that looking to relocation and no relocations sites available.
H13.4	3027	280	Bridge Trading Estate	0.57	19	No indication that looking to relocation and no relocations sites available.
H13.5	3032	260	Oldfields	1.64	51	No indication that looking to relocation and no relocations sites available.
H13.6	3034	933	Foxoak Street, Newtown Lane, Providence Street	4.82	168	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H13.7	3043	297	Station Road	3.21	84	No indication that looking to relocation and no relocations sites available.
(724)	3140		Land at Dolton Way, between Factory Road, Bloomfield Road, & railway line, Tipton.	2.62	99	No indication that looking to relocation and no relocations sites available.
H13.5	3142	1302	Spinners End	0.71	25	No indication that looking to relocation and no relocations sites available.
H16.2	3219	753	Bloomfield Road/Barnfield Road	0.83	26	No indication that looking to relocation and no relocations sites available.
H16.3	3221	842	Bloomfield Road/Fountain Lane	1.5	53	No indication that looking to relocation and no relocations sites available.
H13.6	3226	1303	Bank St, Cradley Heath (West of Kimber Drop Forgings site)	1.3	41	No indication that looking to relocation and no relocations sites available.
H9.8	3398	302	Alexandra Road / Upper Church Lane / Locarno Road, Tipton	10.43	142	No indication that looking to relocation and no relocations sites available.
	5129		Portway Road, Wednesbury	10.7	375	No indication that looking to relocation and no relocations sites available.
	5138		Nicholls Road, Tipton	3.96	139	Planning permission DC/19/63280 - West Mercia Sections. Occupier does not want to move.
	5139		Brymill Industrial Estate, Brown Lion Street, Tipton	1.98	69	No indication that looking to relocation and no relocations sites available.
	5265		Phase 9, The Parkway, site between Stafford St, Victoria St & Potters Lane, Wednesbury	0.94	33	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
	5450		Barnfield Trading Estate Tipton	2.24	78	No indication that looking to relocation and no relocations sites available.
	5551		Ridgacre Enterprise Park Road, Ridgacre West Bromwich	0.8	28	Occupier invested significantly to update and expand business. Will not be moving from the site
	5553		Rimstock Plc Ridgacre Road Black Lake West Bromwich West Midlands	1.05	37	ccupier invested significantly to update and expand business. Will not be moving from the site
	5556		Vector Industrial Park Lane, Church West Bromwich	5.2	182	No indication that looking to relocation and no relocations sites available.
	5623		Brook Street Business Centre , Brook Street Community Centre, 196- 200 Bloomfield Road.	1.5	53	No indication that looking to relocation and no relocations sites available.
	5641		Site between Great Western St & Potters Lane, Wednesbury	1.14	49	Owner indicated that going to continue to invest in company
	5642		Land between Potters Lane & Stafford St Wednesbury	0.85	30	Surrounding sites reverting to employment
	5646		Site on Stafford St Wednesbury	1.45	51	Owner advised will not be moving from site.
	5648		Land at Potters Lane, Wednesbury	0.74	26	Surrounding sites reverting to employment
	5972		Former Corus Premises Bloomfield Road Tipton	0.56	20	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H9.5	6109	80	Groveland Road, Dudley Port, Tipton	0.11	7	No indication that looking to relocation and no relocations sites available.
H9.7	265	93	Old Cross Street, Tipton	0.48	14	Owner indicated different future use.
H9.5	440	89	Orchard Street, Burnt Tree, Tipton	0.28	30	Part of site needed for junction / highway improvements. Remaining land not suitable for residential use.
H12.5	585	466	Flash Road/Broadwell Road, Oldbury	0.68	5 (36)	No indication that looking to relocation and no relocations sites available.
HOC18	841	431	Wilson Road / Sycamore Road Smethwick	1.07	37	Being developed for an alternative use
H13.6	1436	71	St. Anne's Road, Cradley Heath	1.13	36	No indication that looking to relocation and no relocations sites available.
WBPr37	1440		John Street North	0.49	18	Part of site has pp for 31 dwellings, remaining site consists of PROW and underpass not deliverable
H8.1	1443	51	Cardigan Close/ Sussex Avenue	0.14	5	Part of site built out, remaining site too small
H12.7	1446	482	Holly Lane, Smethwick	0.53	29	Part of site built out, remaining site too small
H12.6	1698	614	Land adjacent to 88 Wellesley Road	0.26	9	Site too small to carry forward
H12.3	1919	1032	Former Starlight Auto Sales Wolverhampton Road	0.23	14	No indication that looking to relocation and no relocations sites available.
H12.10	1997	1037	Tudor Works 36A Windmill Lane	0.25	24	Site has pp for retention of shops and offices - no longer available
HOC9	2085	1047	Brunswick Park Trading Estate, Wednesbury	0.36	42	Site with permission and part complete, does not look as though other part will be completed still occupied
H16.1	2227	756	Factory Road	0.44	35	PP expired, no response from land owner

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H13.9	2259	1071	Sentine Plastics Ltd, Wrights Lane	0.17	13	No indication that looking to relocate and no relocations sites available.
HOC11	2368	262	Summerhill Primary School, Central Ave, Tipton	1.09	40	School has expanded so no longer available
H16.5	2370	303	Bradleys Lane/High Street	0.38	13	Small part of site removed
H12.7	2423	210	Churchill Road, Smethwick	0.5	60	No indication that looking to relocate and no relocations sites available.
H8.7	2910	269	Leabrook Road/Willingsworth Road, Tipton	0.37	13	Part of site has pp for residential remainder of site too small
H8.2	2913	439	Sheepwash Lane/Whitehall Road, Great Bridge	0.08	3	No indication that looking to relocate and no relocations sites available.
H8.2	2915	550	Land between Tinsley St and Whitehall Road, Tipton	0.28	10	No indication that looking to relocate and no relocations sites available.
H8.1	2930	804	Pembroke Way Hateley Heath, West Bromwich	2.3	81	School playing fields - remove allocation
H8.2	2931	1120	Garage on Whitehall Road, Great Bridge, Tipton	0.14	5	No indication that looking to relocate and no relocations sites available.
H8.2	2932	1121	Old Inn site, Sheepwash Lane, Great Bridge, Tipton	0.04	1	No indication that looking to relocate and no relocations sites available.
H8.7	2933	45	Bannister Road, Wednesbury	2.22	76	Pylons on site and other constraints - remove allocation
H8.8	2934	154	Site on New Road, Great Bridge inc St Lukes Centre	0.4	14	No indication that looking to relocate and no relocations sites available.
H9.7	2942	779	Castle Street / High Street, Tipton	0.7	23	Conflicting aspirations of land owners0
H9.9	2947	1117	Railway Street, Horseley Heath, Tipton	0.35	12	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H9.9	2948	1119	Salem Street, Great Bridge, Tipton	0.32	11	Owner advised will not be moving from site.
(765)	2952		Lower Church Lane Tipton	0.38	13	Constraints on site would reduce area and capacity - too small to carry forward
(146)	2974		88/90 dudley Rd West	0.37	13	No indication that looking to relocation and no relocations sites available.
H12.4	2980	109	Clay Lane, Oldbury	0.28	12	Owners advised not moving - too small to allocate for employment
HOC13	2982	40	Tippity Green, Hawes Lane, Rowley Regis	1.13	40	No indication that looking to relocation and no relocations sites available.
HOC13	2983	1135	Allsops Hill Rowley Regis	0.38	13	Site not developable
HOC13	2984	1282	Land at Tippity Green, Rowley Regis	4.47	150	Owner advised that may look to bring site forward but unsure of timescale or end use
H12.1	2987	5	Wolverhampton Road and Anvil Drive, Oldbury	0.31	9	Owner advised not moving and too small to allocate for employment
H12.10	2997	123	Cape Hill/Durban Road	2.97	94	No indication that looking to relocation and no relocations sites available.
(205)	2999		South Road/Broomfield, Smethwick B67 7DB	0.27	10	Occupier invested significantly to update and expand business. Will not be moving from the site
(1129)	3015		104-110 Oldbury Road Smethwick B66 1JE	0.68	24	No indication that looking to relocation and no relocations sites available.
H13.4	3029	587	Cradley Road (West)	0.99	33	No indication that looking to relocation and no relocations sites available.

	SLARF REF	Ref No.	Address	Site Area (ha)	Est. Capacity	Site Specific and Delivery Issues
H13.4	3031	1124	Cradley Road (East)	0.41	12	Council land surplus unsure of future use
H13.11	3044	613	High Street Blackheath	0.35	12	No indication that looking to relocation and no relocations sites available.
HOC3	3048	1014	Land at Newton Road, Great Barr	0.2	16	Council land unsure of future use
H16.5	3141	863	Batmanshill Road/Hobart Road	0.25	8	No indication that looking to relocation and no relocations sites available.
	3223		Summertown Road	0.52	18	Bit of allocation remaining as residential this part whiteland.
H9.2	3224	310	10 - 60 Dudley Road East Oldbury	2.00	70	No indication that looking to relocation and no relocations sites available.
H13.6	3225	217	Foxoak St/St Annes Rd (Kawasaki Garage)	0.4	14	No indication that looking to relocation and no relocations sites available.
H12.10	3462	122	Unett Street/ Raglan Road	4.6	81	Existing housing and open space - remove allocation
H13.3	3467	586	Chester Road	2.38	10	Recent application for industrial unit, no indication that willing to move site
	5301		Potters Lane / Great Western Street, Wednesbury	0.19	6	Owner advised that have no intention to move
	5381		Victoria Street / Albert Street, Wednesbury	0.19	7	No indication that looking to relocation and no relocations sites available.
	5643		Site between Dudley St & Victoria St Wednesbury	1.18	41	Owners indicated that not going to move
	6206		West Cross Centre. Oldbury Road/Mallin Street Smethwick	1.06	37	Existing shopping centre - remove allocation

Table 13: Sites not Suitable for Housing

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

	Harvills Hawthorn, Black Lake	2009	No	Site allocated in Potential High Quality Employment Land
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Appendix 3: Sandwell Housing Trajectories

Table 14: Sandwell Housing Trajectory by Source of Capacity 2021-2039

Indicator	2006-2021	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39
Dwellings Completed (Net)	10694																		
Demolitions / Loss of Residential Unit																			
Sites Under Construction		737	131	13	0	19	23	0	0	0	0	12	0	0	0	0	0	0	0
Housing commitments with planning permission (i.e. full, Outline, Reserved Matters)		0	164	469	701	632	66	87	0	0	2	58	57	57	57	57	57	57	57
Housing commitments without planning permission (SAD DPD; West Bromwich AAP)		0	0	0	77	10	311	324	292	262	219	335	311	291	238	243	359	305	173
Other Commitments		0	0	5	18	0	111	61	34	34	34	10	0	0	0	0	0	0	0
Small windfall sites		0	0	0	0	0	128	128	128	128	128	128	128	128	128	128	128	128	128
Total Commitments	10694	737	295	488	797	661	638	601	454	424	383	543	496	476	423	428	544	490	358

Table 15: Sandwell SHLAA Housing Trajectory – Black Country Core Strategy: 2006-26

Year	Past Net Completions	Projected Net Completions	PLAN: Annualised Core Strategy Indicative Targets	Managed delivery target - Residual target taking into account actual completions and expected supply	Cumulative Completions	Cumulative Target	Monitor - No dwellings above or below cumulative development plan target	Number of years left in Plan(s)
2006/7	1162		742		1162	742	420	20
2007/8	1136		742		2298	1484	814	19
2008/9	450		742		2748	2226	522	18
2009/10	505		742		3253	2968	285	17
2010/11	549		742		3802	3710	92	16
2011/12	599		742		4401	4452	-51	15
2012/13	712		742		5113	5194	-81	14
2013/14	536		742		5649	5936	-287	13
2014/15	961		742		6610	6678	-68	12
2015/16	558		742		7168	7420	-252	11
2016/17	901		938		8069	8358	-289	10
2017/18	676		938		8745	9296	-551	9
2018/19	794		938		9539	10234	-695	8
2019/20	501		938		10040	11172	-1132	7
2020/21	654		938		10694	12110	-1416	6

2021/22		737	1876	2159	11431	13986	-2555	5
2022/23		295	1876	2515	11726	15862	-4136	4
2023/24		488	1876	3255	12214	17738	-5524	3
2024/25		797	1876	4638	13011	19614	-6603	2
2025/26		661	1876	8479	13672	21490	-7818	1

Sandwell MBC Housing Trajectory 2020

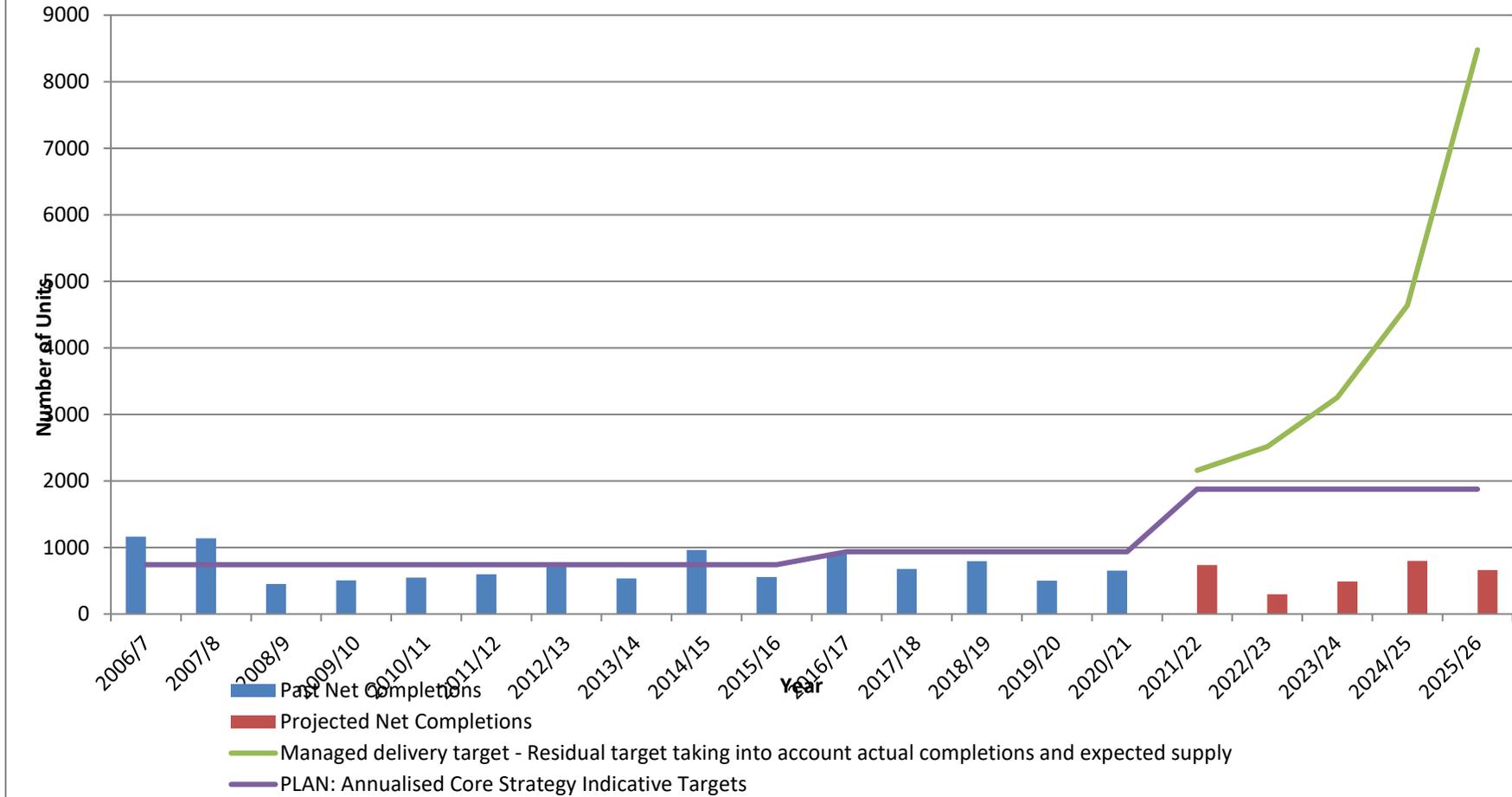


Table 16: Sandwell SHLAA Housing Trajectory – Local Housing Need using Standard Method: 2021-2039

Year	Past Net Completions	Projected Net Completions	PLAN: Local Housing Need (LHN) using Standard Method 2019	MANAGE: Annual requirement taking account of past completions	Cumulative net LHN (Standard Method 2019)	Cumulative net completions	MONITOR: Variation from Cumulative Net Requirement	Number of years left in Plan(s)
2021/22		737	1515	619	1515	737	778	18
2022/23		295	1515	-41	3030	1032	1998	17
2023/24		488	1515	-61	4545	1520	3025	16
2024/25		797	1515	-95	6060	2317	3743	15
2025/26		661	1515	-154	7575	2978	4597	14
2026/27		638	1515	-213	9090	3616	5474	13
2027/28		601	1515	-278	10605	4217	6388	12
2028/29		454	1515	-351	12120	4671	7449	11
2029/30		424	1515	-425	13635	5095	8540	10
2030/31		383	1515	-510	15150	5478	9672	9
2031/32		543	1515	-609	16665	6021	10644	8
2032/33		496	1515	-753	18180	6517	11663	7
2033/34		476	1515	-931	19695	6993	12702	6
2034/35		423	1515	-1166	21210	7416	13794	5
2035/36		428	1515	-1483	22725	7844	14881	4
2036/37		544	1515	-1961	24240	8388	15852	3
2037/38		490	1515	-2796	25755	8878	16877	2
2038/39		358	1515	-4439	27270	9236	18034	1

Sandwell Housing Trajectory 2021 (LHN)

