



Walsall Council

Walsall Strategic Housing Land Assessment and Statement of Housing Supply 2019

revised February 2020

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Introduction

This SHLAA shows Walsall's current and potential housing land supply as at 31st March 2019. It has been prepared in accordance with the National Planning Policy Framework (NPPF) dated February 2019.

Paragraph 67 of the NPPF states that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period (With an appropriate buffer, as set out in paragraph 73. See glossary for definitions of deliverable and developable); and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

Paragraph 73 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

This requirement and the definitions of deliverable and developable are significantly different from the situation in previous years. Previously, the housing need was defined in the Black Country Core Strategy (BCCS) which was adopted in 2011. The local housing need is now calculated using the standard method which is set out in national planning practice guidance. The NPPF now provides more precise definitions of the terms deliverable and developable. As a result, it has been necessary to re-appraise all the potential sites in the supply.

However, for monitoring purposes this document will continue to show the extent to which the housing need in the BCCS is being delivered.

Local Housing Need

The standard method for calculating the local housing need is set out in planning practice guidance. This can be viewed at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> . It combines the household growth projections for the area of each local authority with an adjustment to take account of housing affordability (the ratio of house prices to earnings in the area) and produces an annual housing requirement. These figures are updated at intervals: the most recent ones to be used are the 2014-based household projections and the 2018 affordability ratios.

For Walsall, the current local housing need is **908** dwellings per annum so the five-year requirement is 4,540 plus a 5% buffer, i.e. **4,767**. This is significantly higher than would be required by the current BCCS: the trajectory in table 7 under policy HOU1 indicates a target of 3,684 dwellings (460 per annum in 2019-21 and 921 per annum for the period 2021-24) for the period 2019-2024.

The buffer would be greater if there had been significant under-delivery of housing in the last 3 years, as measured by the Housing Delivery Test (HDT), details of which can be found at <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

However, the 2018 results for Walsall, which were published in February 2019, indicate that delivery was 99% of the requirement, so no additional buffer or other consequences apply. See <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>

The trajectory at the end of this SHLAA shows past delivery compared with the BCCS targets and the housing need produced by the standard method.

The Black Country Plan (BCP), which will replace the BCCS, is currently in preparation. Once adopted it is expected that the housing requirement will involve some redistribution between the four local authorities. It is also possible that agreement will be reached with neighbouring authorities to meet some of the needs of the Black Country. However, it is currently anticipated that the Plan will not be adopted until 2022 at the earliest.

Housing Land Supply

The Walsall SHLAA was originally prepared in 2010 in accordance with national guidance that is now set out in Planning Practice Guidance (PPG). The current PPG can be viewed at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>. This flow chart is reproduced below.

At that time, the main use of the SHLAA was to assist in the preparation and subsequent monitoring of the BCCS. The database of sites selected for inclusion in the SHLAA therefore mainly comprised sites that already had planning permission for housing or were allocated for housing in Walsall's Unitary Development Plan (UDP). The capacity of the sites identified in the SHLAA was sufficient to meet the housing need set out in the BCCS.

The database of sites has subsequently been updated to show both sites that have been completed and to add new sites that have been granted planning permission but which had not been previously identified. The Walsall Site Allocation Document (SAD), which was adopted in January 2019, has replaced many of the policies in the UDP, including those that allocate sites for housing (except for those in the district centres: policies for Walsall Town Centre are now contained in the Town Centre Area Action Plan). Sites allocated for housing in the SAD have been derived from the SHLAA database.

The Brownfield Land Register also comprises a selection of those sites in the database that meet the relevant criteria.

In accordance with the guidance, and to assist with the preparation of the BCP, the SHLAA database includes sites whose development for housing would be contrary to current planning policies. In particular, it includes sites in the Green Belt that have been submitted to the council in response to the "call for sites" for the BCP, and previous calls for sites for the SAD and BCCS. Some of these sites could be added to the supply if the policies changed.

Many of the sites previously identified in the SHLAA have now been developed for housing. Whereas the current BCCS sets out the housing requirement to 2026, the BCP is proposed to run to 2038. The standard method also generates a greater annual need for housing than in the BCCS. In order to maintain the supply of land for housing, it has therefore been necessary to find additional sites that had not been previously considered. As part of the review of urban capacity for the BCP, this edition of the SHLAA has explored in more detail the potential for additional housing to be provided in the existing built-up area, in particular in the town and district centres where land may not be required for town centre uses. The SHLAA has also looked at sites outside the urban area. However, the inclusion of such sites in this SHLAA does not imply that the Council intends to support the development or future allocation of such sites.

Each site in the database has been assessed in accordance with the criteria in the NPPF for deliverable/ developable. The database also indicates whether the site is considered achievable. The latter follows the definition in paragraph 021 of the guidance. For the purpose of this SHLAA, all sites that are considered to be deliverable are also considered to be developable and achievable, whilst sites that are considered to be developable (but not deliverable) are considered to be achievable.

As well as applying the deliverable/ developable/ achievable criteria from the NPPF and PPG, the list of sites now indicates where sites are allocated in Walsall's Site Allocation Document (SAD) which was adopted in January 2019.

The potential housing land supply comes from a range of different sources. Listing a site in this SHLAA does not necessarily mean that a planning application for housing on the site would be supported. The potential supply includes for example sites that are currently in the Green Belt or are open space. In some cases sites have had planning permission or been allocated for residential development in the past but this use is no longer considered suitable for various reasons.

Potential sites are divided into the following categories, in line with those set out in the NPPF:

- Sites that are considered to be deliverable within the next 5 years
- Sites that are considered to be developable from year 6 onwards
- Sites that form part of broad locations
- Sites that are not currently deliverable or developable

“Broad locations” are mainly sites that are currently in use for another purpose, such as industry or retail, but which might be suitable for housing if they became available. This suitability may be subject to policy tests, for example to ensure that redevelopment of an industrial site for housing will not result in a shortfall of employment land. The current BCCS expects that some land that is currently used for industry will no longer be needed or suitable for this purpose so will be considered for release to other purposes, in most cases housing.

The SHLAA database only contains a selection of sites that might be classed as broad locations. Most are ones that have been explored in previous years for their potential for residential development but have since been rejected, often on the grounds that they are unlikely to become available for the foreseeable future. They have been retained in the database but are not listed in this SHLAA.

The “consider for release” employment sites are shown in the SAD. However, these sites are being reviewed together with all other employment land as part of the BCP preparation.

“Not currently deliverable or developable” sites fall into two sub-categories:

- Sites that are physically unsuitable for housing. Examples include those in flood zones.
- Sites that may be physically suitable but where housing development would be contrary to current planning policies. Most of these sites are in the Green Belt.

The housing sites database that has been used to produce this SHLAA includes some sites that are not potential sources of housing supply at all. These include sites where homes have been demolished or proposed for conversion to another use. As the housing requirement is based on the net supply, it is necessary to account for actual or potential losses of housing as well as additions.

There is overlap between site sources and the category that certain sites could be placed into. For example, some sites that are allocated for housing in the SAD also have planning permission. In general, the code that indicates greater certainty about delivery has been used (if an allocated site also has a valid planning permission, the latter is used). However, the totals below avoid “double counting”.

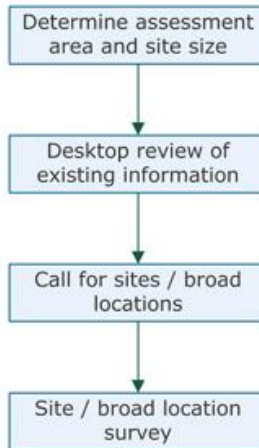
Most of the Green Belt sites, and some elsewhere, were submitted several years ago in response to a call for sites that was carried out as part of the preparation of the SAD. A fresh call for sites has been made as part of the BCCS review. It should be noted that in some cases the boundaries of these sites are subject to confirmation and there are overlaps with sites that were already in the SHLAA.

As part of the BCCS review, we are also carrying out an urban capacity study to ensure that all potential sites for housing and other land uses are examined. This has resulted in some additional potential housing sites being identified, in particular sites in town and district centres that are not included in the SAD. Town centre uses such as retail, offices or leisure have priority over residential for most sites in centres, so such potential sites have been placed in a separate category this year.

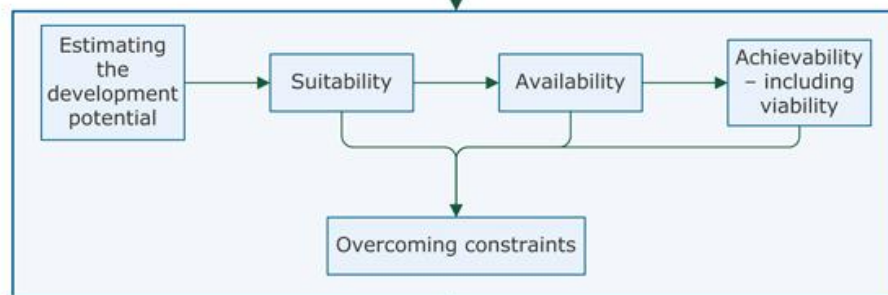
The inclusion of a site in this assessment does not in itself determine whether it is suitable for housing development, and does not imply that a planning application for residential development would be supported.

Site Selection Process (from Planning Practice Guidance)

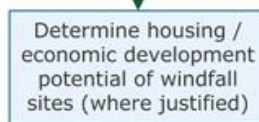
Stage 1 - Site / broad location identification



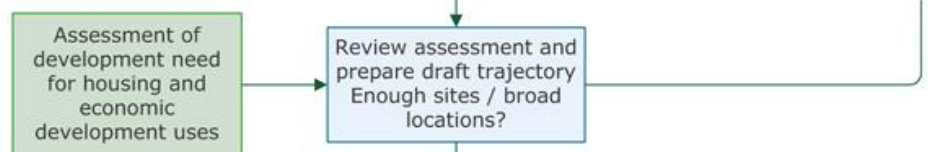
Stage 2 - Site / broad location assessment



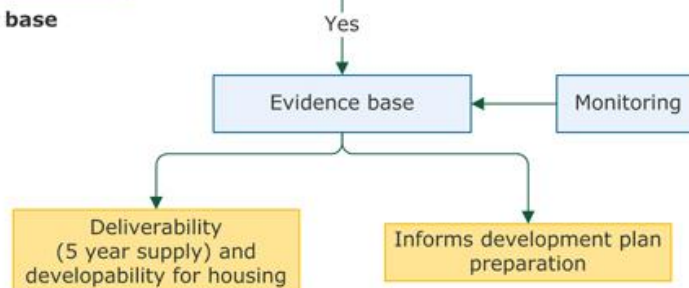
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Stage 1 – Site/ Broad Location Identification

Assessment Area and Site Size

Planning Practice Guidance states that the assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m² of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds.

The complex nature of the built-up area of Walsall means that there are many small sites that could potentially accommodate additional homes. These include for example void spaces above shops, and conversions of larger houses into flats. It would not be practically possible to identify or examine all such sites. However, all sites that have already been granted planning permission for one or more dwellings, or have been identified as potential housing sites from other sources, have been listed regardless of size.

Walsall's database also includes the small number of sites where planning permission has been granted to demolish existing dwellings or to convert them to other uses. The housing supply requirement is based on the net provision of dwellings so this allows losses of existing dwellings to be taken into account.

The Government has placed an increased emphasis on small sites as a source of housing land, with the requirement on local authorities from 1st April 2016 to set up a custom and self-build register. Many small sites might be suitable for such developments.

Desktop Review of Existing Information

Sites in the Council's housing sites database come from a variety of sources. They are categorised as follows:

Category	Meaning	Notes
ALP	Allocated in local plan	Sites allocated for housing in the Site Allocation Document or Walsall Town Centre Area Action Plan but which have not yet been granted planning permission.
BROAD LOCATION	Site currently in another use (other than employment) where housing would be the preferred use if the site became available for redevelopment for housing in the future	Most sites in this category are out of centre sites currently in retail or another use which national policy states should be located in a town centre. Indicating a site as a Broad Location does not necessarily mean that the current use is expected to cease at any time in the future.

Category	Meaning	Notes
CFR	Consider for release	<p>Sites currently in employment use but which may no longer meet the needs of industry and would be available to be redeveloped for another use (generally housing) if the current occupiers ceased their activities or relocated. These sites are identified under SAD Policy IND4.</p> <p>The CFR sites currently form part of the employment land supply so are listed separately to avoid double counting between the two land uses. However, a few CFR sites remain in the housing sites database for historic reasons, mainly because there has in the past been a planning application for residential development on the site</p>
COM	Completed	<p>Housing development on the site has been completed, either in the current or a preceding year. The database includes all sites that have been completed since 2006 (the start date of the BCCS), although for technical reasons sites that were completed prior to 2017 are now recorded separately.</p> <p>This data is updated every 3 months to provide returns to the Ministry of Housing, Communities and Local Government</p>
FPP	Full planning permission	<p>This includes sites both where the permission is still valid and where it has lapsed but in either case where no development has commenced. The database includes all sites granted planning permission for residential development since 2006</p>
GREEN BELT	Site is in the Green Belt and does not fall into any other category	<p>Most sites with this code have been submitted in response to calls for sites. They are greenfield sites that would be suitable for housing development were it not for the Green Belt designation. Previously developed land in the Green Belt where housing would be acceptable under current policy are recorded as "POTENTIAL" sites.</p>
GTTS, GT or TS	Potential gypsy, traveller or showpeople site	<p>The SAD allocates a small number of sites as traveller sites that would otherwise be suitable for general housing.</p>

Category	Meaning	Notes
OC	Other commitments	This is used where there is a planning committee resolution to grant planning permission subject to the signing of a legal agreement or a similar commitment
OPP	Outline planning permission	This includes sites both where the permission is still valid and where it has lapsed but in either case where no development has commenced. The database includes all sites granted planning permission for residential development since 2006
POTENTIAL	Potential housing sites	<p>Sites that are considered suitable and developable for housing, and where there is no conflict with existing planning policy or uses. This code is used mainly for small sites, and sites in district and local centres, that are not allocated for housing in the SAD or AAP.</p> <p>In some cases these sites have been the subject of pre-application enquiries. These enquiries are commercially confidential but most such sites are still shown on the mapping and listed below</p>
REJECTED	Rejected housing sites	Sites that have been examined previously for their housing potential but which are now considered unsuitable. Most of the sites are open space, required for other uses or have physical constraints such as unstable ground, flood risk or pollution
UC	Under construction	<p>Used where groundworks have commenced on the site. Construction of one or more individual dwellings may also have commenced.</p> <p>This data is updated every 3 months to provide returns to the Ministry for Housing, Communities and Local Government</p>

Where more than one of these categories might apply, the more advanced one is used. For example a site that is allocated in the SAD but which also has a planning permission (valid or lapsed) is listed as OPP or FPP rather than ALP.

The above categories are only a statement of the factual situation concerning each site. Each site is therefore coded further under the "SHLAA Status" field as follows, based on the definitions in the NPPF and PPG, to provide a more subjective assessment of the likelihood of the site coming forward for housing. Note that the developable sites are divided into three categories:

(a) Deliverable

Sites where there is a realistic prospect that housing will be delivered on the site within five years. For very large sites that will take a number of years to complete, the supply is split to provide separate figures for the number of dwellings expected to be completed within five years and the number expected to be completed after the end of this period. Unless there is evidence that completions will occur at a faster rate, it is assumed that no more than 50 dwellings will be completed on a site each year.

Deliverable sites include all sites that meet the following criteria, unless there is evidence that homes will not be delivered within five years:

- sites that are under construction;
- small sites (fewer than 10 homes or smaller than 0.5ha) with a valid outline or full planning permission;
- major development (10 or more homes or at least 0.5ha) with a valid full planning permission;
- major development (10 or more homes or at least 0.5ha) with a valid outline planning permission, where there is evidence that completions will begin on site within five years;
- any other site that is allocated for housing in the development plan where there is evidence that completions will begin on site within five years.

The indication of a permission as valid or lapsed in this SHLAA is not necessarily an indication of the legal planning status. In some cases, details will still need to be submitted to comply with conditions of the planning permission before development of a “valid” permission can commence, whilst groundworks may have commenced on a site to keep a permission “alive” that will otherwise have lapsed.

(b) Developable – Other sites that are allocated for housing in the development plan.

(c) Developable – Other sites with a lapsed planning permission (full or outline) that are still in a suitable location for housing development with a reasonable prospect that they will be available.

The database includes records of progress on all sites granted planning permission for residential development since 2006, along with some sites granted permission before this date. The SAD and Walsall Town Centre Area Action Plan (AAP) have replaced the site-specific policies in Walsall Unitary Development Plan (UDP), except in relation to the district centres, but in only a small number of cases have the policies changed in respect of the sites that would be suitable for residential development. It is therefore likely that in most cases applications to renew lapsed permissions would still be supported.

(d) Developable – Other sites without an allocation or planning permission but that are in a suitable location for housing development with a reasonable prospect that they will be available.

Most POTENTIAL sites are in this category. These include former employment land no longer in use and no longer required for employment purposes, housing demolition sites where unsuitable social housing has been cleared prior to redevelopment, and surplus council-owned land and premises, including former school sites and surplus open space. A smaller number of previously developed sites in the Green Belt are also included in this category, where redevelopment would accord with the National Planning Policy Framework.

The AAP was adopted in January 2019 and now identifies sites in Walsall Town Centre that have potential to incorporate housing, often on upper floors as part of mixed use developments. The Walsall Local Centres Study (April 2017), which was published to support the SAD, highlights sites in these centres that have housing potential. A similar check of potential housing sites in the district centres, including development opportunities identified in the inset maps to the UDP, has also been carried out.

Many of these sites that were previously in this category are proposed to be allocated for housing in the SAD, so are now listed under category (b). Given that planning policy expects sites in centres to give priority to town centre uses rather than housing, other potential housing sites in the centres are categorised as (l) rather than (d).

(e) Currently occupied sites not in employment use (large windfall sites)

There are a number of retail, leisure and community facilities around the borough in out of centre locations. Given changing funding, spending patterns and demand, some of these might close or become surplus to requirements in the future. In many cases, housing would be a suitable alternative use if this happened. An estimate of the potential housing capacity of some of these sites has been included in this assessment. Sites in this category are considered as “broad locations” in accordance with national guidance, since there is no certainty that they will come forward for housing.

Some of these sites might also be suitable for employment use instead of housing.

(f) Greenfield Sites in the Green Belt.

A Call for Sites was carried out as part of the preparation of the SAD and AAP, and one is also ongoing for the BCP. Many of the sites submitted by landowners and developers are in the Green Belt. Such sites are not deliverable or developable under current policies, but they could be achievable so have been included for consideration in the preparation of the BCP.

(g) Site rejected on other policy grounds.

These include sites that may have had planning permission for housing in the past, or have been considered as potential housing sites, but development for housing would now be contrary to current or emerging planning policy.

Such sites include land that is to be retained for employment use or open space.

(h) Site rejected as physical constraints make the site unsuitable for housing.

These include sites that lie within flood zones or which are affected by untreated limestone workings, as well as sites close to major roads affected by poor air quality and noise. Sites that have had planning permission in the past, but which have since been developed for another use, are also in this category.

(i) CFR Consider for release employment land

The SAD allocates land that remains in use for employment but which is of poor quality as “consider for release” land that could be redeveloped, in most cases for housing. This release is subject to the relocation of existing operations and ensuring an adequate supply of employment land is retained.

Given the uncertainty over which particular “consider for release” land might become available for housing and the possible timetable, such land is treated as “broad locations” in this assessment. The potential housing capacity of individual “consider for release” employment sites therefore has not been calculated in most cases, except for example where there has been a previous planning permission for residential development that has now lapsed. The SHLAA only provides an estimate of the total potential housing supply if all such sites were released for housing.

“Consider for release” does not necessarily mean that a site will actually be released, even in the long term.

(j) Small site windfall allowance

In a complex urban area such as Walsall, it is not possible to identify every potential housing site in the SHLAA. Stage 3 below therefore explains how the potential supply from small sites not listed in the other categories has been calculated. By definition, no “known” sites are coded as (j).

(k) Other potential sites

These mainly comprise sites that have been the subject of pre-application enquiries or are otherwise known to have developer interest. Pre-application enquiries are confidential so these sites, and their potential housing capacity, are not included in the SHLAA. However, their inclusion in the database allows potential developers to be followed up if needed.

There is some overlap between some of these sources. For example, sites with planning permission for residential development (source (a)) can revert to “consider for release” employment land (source (e)), or land to be retained in employment use, once the permission lapses. The calculations and list of sites avoid “double counting” that might arise in such cases, and the category that has the most certainty is generally used. For example, a site allocated in the development plan (category (b)) that also has a valid planning permission (category (a)) is normally placed in category (a), unless it is known that the site is unlikely to be developed or is no longer suitable for housing.

(l) Potential sites in centres.

These are sites where town centre uses have priority but which would be suitable for housing if not required for these uses.

(x) Sites that are not part of the housing supply.

These comprise sites that currently or formerly contained housing but where the housing has been demolished or converted to another use, or has planning permission to do so. They are included in the database because the housing requirement is based on the net supply so the loss of existing housing needs to be recognised for accounting purposes.

Call for Sites/ Broad Locations

As noted above, the Council included a call for sites as part of the preparation of the Site Allocation Document. A further call for sites has been made as part of the BCCS review. These sites have been coded in accordance with current policies in the existing BCCS.

Broad locations for housing development include large windfall sites (category (e) and “consider for release” employment sites as referred to under (i) above.

Site/ Broad Location Survey

A survey of housing sites that already have planning permission, as well as existing employment land and sites in other uses, is carried out each year as part of annual monitoring.

Stage 2 – Site/ Broad Location Assessment

Estimating the development potential

This relates to the number of dwellings that could be accommodated on the site. Where planning permission has already been granted, the number of dwellings proposed in the application has been used, unless there is evidence that this number is no longer appropriate (for example, in the case of certain permissions that have now lapsed, the number is now believed to have been excessive and more than would be attractive to the market).

In other cases, a number based on Core Strategy Policy HOU2 and the associated table 8 has been used in previous years, unless there is other evidence such as from pre-application enquiries. Policy HOU2 states that all developments will aim to

achieve a minimum net density of 35 dwellings per hectare. Table 8 indicates that densities of 60 or more dwellings per hectare will only be appropriate within a strategic centre or town centre.

As part of the preparation of the Black Country Plan, an assessment is being made about the amount of additional housing that might be provided on known housing sites (that are not already committed with planning permission) if the density is increased to 100dph in strategic centres, 50dph in other accessible locations and 40dph for other sites. These revised densities have therefore been applied to sites other than those in category (a).

For very large sites, such as some of those proposed in the Green Belt, facilities such as new open space or even new schools and other services would need to be provided. The density assumptions do not take account of such requirements.

Suitability, availability and achievability

All the potential housing sites have been assessed for these issues against the criteria in the PPG. It should be noted however that most sites are relatively small, especially those that have been sourced from existing planning permissions. The factors that affect the availability and achievability of such sites can often relate to the personal circumstances of individual landowners or developers, rather than wider issues affecting the site, and may be difficult to confirm.

Overcoming constraints

Many sites, particularly those involving previously developed land, are affected by constraints. Constraints that might affect the sites that are allocated for housing in the SAD have already been identified.

Due to the large number of sites involved, production of the SHLAA is only a high level exercise and it has not been possible to carry out a detailed assessment of every individual site. It is therefore possible that factors may arise at the planning application stage that make certain sites unsuitable for housing or which affect their capacity.

Stage 3 – Windfall assessment

The February 2019 NPPF states that windfall sites are those not specifically identified in the development plan. A large proportion of the sites listed in the SHLAA database would fall into this category. However, given that the sites in the database are already known about, adding an additional figure to include supply from such sites would result in double counting.

The only remaining potential sources of new unknown windfall sites are therefore as follows:

- Small sites that are less than 0.25ha in size or for fewer than 10 dwellings which have not yet been granted planning permission. Sites of this size are not in most cases allocated in the SAD or AAP.
- Sites in District Centres. The SAD and AAP do not cover these centres.
- Sites currently in use for purposes other than employment. These might include for example out of centre retail, leisure or community uses that become vacant and are no longer suitable or needed for these uses.
- Residential use of upper floors in Walsall Town Centre and local centres. Several such developments have come forward in recent years under the permitted development rights introduced in 2013 that allow offices to be converted to residential development without the need for planning permission, and more remain to be implemented.

An analysis of housing completions in Walsall over the period 2003-2008 was undertaken for the 2009 SHLAA. Over this period, a total of 480 dwellings were completed on sites of less than 0.25ha in size. This equates to 96 dwellings per year, or a total of 1152 dwellings over the period 2014-2026. The equivalent figure for the period 2006-2013 was 830 dwellings, or 118 dwellings per year. Over the 5 years, 2014-19, an average of 103 completions per years were on small sites.

It would not be appropriate to include a small site windfall allowance in the housing supply calculation for the next few years, since most such sites will already have planning permission so will be included in the figures under categories (a) and (c). However, the complex nature of the urban area in the Black Country means that it is likely that small sites (as well as larger sites under the office to residential permitted development right) will continue to come forward in the future. It is therefore proposed to include a small site windfall allowance of 103 dwellings per year for each year from 2022 onwards (by which time the current planning permissions should have either been implemented or lapsed).

The district centres cover a fairly small land area and centre-type uses such as retail and leisure will be given priority over residential use in these locations. However, where they are suitable for residential use, development sites in district centres are likely to involve higher density schemes so could contain a reasonably large number of dwellings.

Some current or emerging vacant non-employment sites have been allocated for housing in the SAD. The possible future supply of housing from such sites is unpredictable.

The AAP identifies some sites in Walsall Town Centre that might be suitable for residential or mixed use development involving residential use of upper floors. The local centres study that supports the SAD also identifies some residential development opportunities in local centres. Again however, it is difficult to predict a precise figure of the future housing supply from these sources.

Despite the uncertainty over the likely dwelling numbers, the complex nature of the built-up parts of the borough means that it is inevitable that sites not identified previously will continue to be brought forward for development.

Stage 4 – Assessment Review

The potential housing capacity and any issues that might affect the likelihood of each site coming forward for housing is set out below. However, as noted under stage 2 above (suitability, availability and achievability), much of Walsall's potential housing land supply comprises a large number of small sites. It would not be practical to make a detailed assessment of the likelihood of every individual site coming forward for development.

One of the roles of the SHLAA is to publicise the availability of housing sites to prospective purchasers and developers, and to promote their development. However, it is unlikely that all the identified potential housing sites will be developed during the period of the plan. This might be because of a lack of finance to fund the development, contamination, ground stability or other issues that need to be overcome. The BCCS applies a "discount" rate of 10% to commitments (sites that have planning permission or are allocated in the local plan) and 15% to other potential housing sites to allow for this proportion of sites failing to come forward. These discount rates have been applied to the calculation of the total supply below.

A discount based on past trends may not be an appropriate way of estimating future delivery rates. Past delivery was affected by the recession starting in 2008 whilst there are a number of current Government initiatives aimed at improving future delivery, such as Help to Buy and ISAs for first time buyers.

In this update to the SHLAA, sites have in general been assessed using the revised definition of deliverable in the glossary to the 2019 NPPF. This states that to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

NPPF paragraph 74 also states that a five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan. Sites that are allocated for housing in the Site Allocation Document have therefore been counted in the five year supply except on very large sites or others where it is not expected that the whole or part of the site will be completed in 2019-24.

However, in the absence of evidence to the contrary, it would be sensible to continue to apply the discount rate used in the BCCS. This rate was supported by the inspector at the examination of the BCCS, and its continued use will ensure the housing supply described in this SHLAA is as robust as possible.

Calculation of Total Potential Supply

This has been taken from the estimate of development potential described at stage two above. The potential has been divided between that expected to be delivered within the next 5 years and that which is expected to take longer later than this. This division is needed in order to calculate the 5-year supply.

Given the large number of sites in the supply, most of which are small, in many cases this has to be an estimate, except where there is known current development activity. For larger sites (for 50 or more dwellings), it is assumed that no more than 50 dwellings will be completed each year from the date that development is expected to commence: this assumption accords with the actual rate of completion of large sites in Walsall and neighbouring authorities in recent years. An exception to this is site HO0027 (Goscote Lodge Crescent, Site B), where the development is being supported in part by public funding so is expected to be delivered at a quicker rate.

Unless details of the timescale for individual sites is known, category (a) sites are assumed to be developed in years 1-5 whilst category (c) sites are assumed to be developed in year 6 onwards. Category (b) sites are placed either in years 1-5 or 6-10 depending on whether the site has a valid planning permission or there is known current development interest. Larger sites that are expected to take a number of years to complete are split: an example might be one with a total capacity of 250 dwellings but where none are expected to be completed until year 3: it is assumed that 50 will be completed in each subsequent year, so the supply will be 150 in years 1-5 and 100 in years 6-10.

Housing Supply

The table below shows the housing supply broken down by source. The known sites that make up this supply are listed below and are shown on the attached map. The map also shows sites that have been submitted in response to the “call for sites” for the BCCS review (in a few cases they were submitted in response to similar calls for sites that were carried out when the SAD and current BCCS were in preparation). Most of these are in the Green Belt or are open space so are not considered to be part of the current or potential supply under existing development plan policies. More details of the call for sites submissions can be found on the BCCS website.

The list and map does not include “Broad Location” or “Consider for Release” sites. This is because most sites in these categories are currently occupied by other uses and are unlikely to be available for development for the foreseeable future.

In the table below, the calculation of the total capacity of sites in certain categories has been discounted by 10% as applied by the BCCS.

The small site windfall allowance is for the period from 2022 onwards and is calculated at a rate of 103 dwellings per year.

As this document was finalised in November 2019, housing completions since 31/3/19 have been included in the 5-year supply.

Delivery Timescale	< 5 years	> 5 years	Total	discount rate	Total <5 years after discount	Total > 5 years after discount
Category						
Completions since 31/3/19	336	0	336	0%	336	0
UC (sites where one or more dwellings remain to be completed)	511	0	511	0%	511	0
FPP (valid permissions)	1,580	0	1,580	10%	1422	0
OPP (valid permissions)	159	0	159	10%	143	0
Lapsed Permissions	122	371	493	10%	110	334
Allocated in Site Allocation Document or Walsall Town Centre AAP	906	1,081	1,987	10%	815	973
Other Potential Sites	391	1,098	1,489	15%	332	933
Small Windfall Sites (103/ year from 2022)	206	103 per year	n/a	0	206 (years 2022-24)	n/a
Total	4,211	n/a	n/a		3,876	2,446 plus small sites from year 2024 onwards

The 5-year supply of **3,876** dwellings (after discount) equates to the 5-year requirement in the BCCS plus 5%. This supply, added to the small windfall sites allowance for the two years 2024-2026, would also exceed the total of 3,820 dwellings that remain to be built to meet the BCCS target of 11,973 dwellings for the period 2006-2026.

This is less than the 5-year requirement (plus 5%) under the standard method of 4,767. However, the total supply from known sites added to the small windfall sites allowance to 2026 (3,744 plus 2,442 plus 206) would, at **6,392**, be well in excess of the 5-year requirement. The Council has agreed a housing deal with the West

Midlands Combined Authority that will help to bring some of the sites in the longer term supply forward.

Further housing supply could come from “broad locations” and land that is allocated in the SAD as “consider for release” employment land. SAD Policy IND4 identifies 62ha of employment land in the “consider for release capacity”. A further 12ha of land in this category is indicated in the AAP.

If redeveloped for housing at a density of 35 dwellings per hectare, this could accommodate approximately 2,500 homes. However, much of this land remains in use by industry and its release is subject to BCCS Policy DEL2 that seeks to safeguard against the loss of businesses. The need for this land for industry is also being reviewed as part of the BCP. It is therefore uncertain how much of this land could therefore deliver housing in the next 5 years.

This SHLAA has been used to inform the Black Country Urban Capacity Report dated December 2019 and the trajectory at the end of the SHLAA matches that in the UCR. However, the SHLAA trajectory only covers the period to 2026 whereas the UCR runs to 2038. Most of the post 2026 capacity in the UCR, and all of the post-2028 capacity, comprises the small windfall sites allowance of 103 dwellings per year. For the avoidance of doubt, the current housing supply for Walsall described above does not include the theoretical capacity of “broad locations” or “consider for release” employment sites.

Stage 5 – Final Evidence Base

A list of all potential housing sites is attached below. This is divided into the four sources (a) to (d) described above. “Consider for release” employment sites are listed in the ELR as well as the Site Allocation Document so are not listed or shown on the maps in this SHLAA.

A map of the housing sites in these categories is also attached. An interactive map that shows details of individual sites can be viewed on the council’s web site at:

<http://mymaps.walsall.gov.uk/> To use this map, click on “Map Categories” in the panel on the left side and select the “Planning” tab. You may find the map easier to view if you untick all the boxes except “Brownfield Land Register” and “SHLAA”.

List of Sites

The total numbers of dwellings in the tables below may not correspond precisely with the calculation of the total supply given above. This is because the calculation includes planning permissions that reduce the total number of dwellings on a site, for example proposals involving the demolition of existing dwellings, conversions from flats to single houses and changes of use from residential to non-residential. Such permissions are not listed below. The totals do not include any discounting for non-delivery.

Sites with Completions in 2019-20 (including sites now fully completed and sites still under construction)

These sites are not shown on the map below

Site Reference	Site Name	Stage of Development	Total Dwellings on Site	Dwellings still to be completed	Completions 2019-20
HO0036	Wilkes Avenue (Bentley Home), Bentley	Complete	37	0	37
HO0087	Former Mary Elliott School, Brewer Street	Under Construction	62	6	7
HO0177	Land at Berkley Close and Cottle Close, Rear of 31-59 Edinburgh Avenue, Bentley, Walsall	Under Construction	16	9	7
HO0182	Land at Servis UK LTD, Darlaston Road, Wednesbury, Walsall, West Midlands, WS10 7SR	Under Construction	170	1	5
HO0207	Site of The Cavalcade P.H., Stroud Avenue, Willenhall, WV12 4DH	Under Construction	32	17	15
HO0303	Land (Including Factory Complex AP (UK)) at Heathfield Lane West, Darlaston	Under Construction	207	179	28

Site Reference	Site Name	Stage of Development	Total Dwellings on Site	Dwellings still to be completed	Completions 2019-20
HO1034	Harrowby Road, Moxley	Under Construction	233	16	5
HO1114	Former Job Centre, Pinfold Street, Darlaston, Wednesbury	Complete	15	0	15
HO1136	28, 28A and Rear of 30 Branton Hill Lane, Walsall, WS9 0NR	Under Construction	7	2	5
HO1143	7, Bradford Lane, Walsall	Complete	6	0	6
HO1147	15-16, Lower Hall Lane, Walsall, WS1 1RL	Complete	6	0	6
HO1148	17-19, Lower Hall Lane, Walsall, WS1 1RL	Complete	6	0	6
HO1156	Land Between 151 and 157 Mackay Road, Bloxwich, Walsall, WS3 3BX	Complete	4	0	4
HO1188	The Free Trade Inn P.H., Wood Lane, Pelsall, Walsall,	Complete	3	0	3
HO1192	43 Foley Road East, Walsall, B74 3HR	Under Construction	2	1	1
HO1199	Land Adjacent Sir Charles Napier P.H., Lord Street, Walsall, WS1 4LA	Complete	2	0	2
HO1201	5-6 Cross Street, Willenhall WV13 1PG	Complete	2	0	2
HO1242	55 Lodge Road, Walsall WS5 3LA	Complete	1	0	1
HO1246	226 Wednesbury Road, Walsall, WS2 9QN	Complete	0	0	1

Site Reference	Site Name	Stage of Development	Total Dwellings on Site	Dwellings still to be completed	Completions 2019-20
HO1256	322, Skip Lane, Walsall, WS5 3RA	Complete	1	0	1
HO1259	82, Foley Road West, Streetly, Sutton Coldfield, B74 3NP	Complete	1	0	1
HO1291	19, Charlemont Road, Walsall, WS5 3NG	Complete	0	0	1
HO1636	426 To 428 Sutton Road (rear of), Walsall, WS5 3BA	Complete	1	0	1
HO1665	83 Walsall Road, Darlaston, Wednesbury WS10 9JU	Under Construction	10	3	7
HO1688	115, Sandbeds Road, Willenhall, WV12 4EX	Complete	1	0	2
HO1740	Former Transport Offices, St Pauls Street, Walsall	Complete	0	0	22
TC33	Tameway Tower, Bridge Street, Walsall WS1 1JZ	Complete	145	0	145

Other Sites Under Construction

These sites are not shown on the map below

Site Reference	Site Name	Total Dwellings on Site	Dwellings still to be completed
HO0014a	Pinson Road (Little London School), Willenhall	20	20
HO0038	Wolverhampton Road West (rear of 179)	5	5

Site Reference	Site Name	Total Dwellings on Site	Dwellings still to be completed
HO0173	Land At 232 Lichfield Road, Willenhall	23	0
HO0208	Stencill's Farm (Caravan Storage Site), Mellish Road, Walsall	12	12
HO0221	George Carter Pressings LTD, Clothier Street, Willenhall, WV13 1BG	27	27
HO1037	Former Chamberlain & Hill, Reeves Street	69	46
HO1040	Former Bridgewater P.H., Stoney Lane, Little Bloxwich, Walsall, WS3 3QY	18	11
HO1041	Pinfold/Mill Street	22	17
HO1043	Revival Street (Precision Close)	24	12
HO1047	Land To Rear Of 19 & 21 Market, Willenhall, Walsall	9	9
HO1054	38 Blakenall Lane, Walsall, WS3 1HG	8	4
HO1058	At corner of Old Birchills and Reedswood Close - to rear and side of Rose and Crown Public House, Old Birchills, Walsall.	6	4
HO1060	87 Stafford Street, Walsall	4	4
HO1062	2, Glebe Street, Walsall, WS1 3NX	4	4
HO1066	263 Lichfield Road, Walsall WS4 1EB	2	2
HO1067	188 West Bromwich Road, Walsall, WS1 3HL	5	2
HO1068	Land Adj. and Rear of 830 Chester Road, Aldridge, WS9 0LS	4	3
HO1070	Royal George, 5 New Road, Willenhall, WV13 2AQ	2	2

Site Reference	Site Name	Total Dwellings on Site	Dwellings still to be completed
HO1071	51, Bescot Road, Walsall, WS2 9AD	2	2
HO1072	248, Chester Road, Streetly, Sutton Coldfield, B74 3NB	2	2
HO1075	Astor Road	1	1
HO1076	Btwn 269 271 Lichfield Rd, Rushall	3	1
HO1078	Land Between 20 & 22 Castle Road, Walsall, WS9 9BY	1	1
HO1079	482 Wolverhampton Road (east side of existing dwelling)	1	1
HO1080	127A & 131 Walsall Road, Wednesbury, WS10 9LA	1	1
HO1083	365/365A Pleck Road, Walsall, WS2 9HD	1	1
HO1084	The Hawthorns, Cartbridge Lane, Walsall, WS4 1SB	1	1
HO1086	Land Adjacent To 241, Lichfield Road, Shelfield	1	1
HO1088	41 Broadway, Walsall, WS1 3EZ	1	1
HO1091	13 Leighswood Avenue, Walsall WS9 8AT	1	1
HO1093	1-3 West Bromwich Street, Walsall WS1 3HS	1	1
HO1095	71 Skip Lane, Walsall WS5 3LP	1	1
HO1096	40, Lake Avenue, Walsall, Walsall, WS5 3PA	1	1
HO1099	Horse and Jockey, Bloxwich Road, Walsall, WS2 8BU	1	1
HO1100	17 Park Hall Road, Walsall, WS5 3HF	1	1

Site Reference	Site Name	Total Dwellings on Site	Dwellings still to be completed
HO1121	100 & 101, Union Street, Willenhall, WV13 1PA	11	11
HO1122	Ferndale, Charles Street, Willenhall, WV13 1HG	10	10
HO1132	42, 43 & 44 Butts Road & Rear Of 5 Westbourne Street, Walsall, WS4 2BW	11	11
HO1139	Land Between Victoria Street & Bloxwich Road South, Willenhall, WV13 1DW	6	6
HO1144	Land Between Tesco Express, High Road, and 15, Short Street, Willenhall, WV12 4JR	6	6
HO1160	Former Acorn P.H., 29 Walsall Road, Willenhall WV13 2EG	4	4
HO1183	95 , Ogle Road, Brownhills, WS8 6AP	3	3
HO1189	Mill Street, Darlaston (land rear of Nelson Inn and 24 to 26 Wolverhampton Street)	4	4
HO1195	Land Adjacent 60 Howdles Lane, Brownhills, WS8 7PL	2	2
HO1198	35B Portland Road, Walsall, WS9 8NU	2	2
HO1218	Sandwell House, 1-31 Sandwell Street, Walsall, WS1 3DS	0	1
HO1233	Tower House, 11A, Sutton Road, Walsall, WS1 2PA	1	1
HO1237	38 Eastbourne Street, Walsall, WS4 2BN	2	1
HO1251	Land Adjacent No 5, Hall Street, Walsall	1	1
HO1262	89, Stonnall Road, Aldridge, Walsall, WS9 8JZ	1	1
HO1278	9, Beacon Hill, Aldridge, Walsall, WS9 0RH	1	1
HO1285	24, Woodlands Avenue, Walsall, WS5 3LN	1	0

Site Reference	Site Name	Total Dwellings on Site	Dwellings still to be completed
HO1286	Portland Buildings, Portland Road, Aldridge, Walsall, WS9 8PR	6	1
HO1288	Land Adj 60 Howdles Lane, Brownhills, Walsall, WS8 7PL	1	1
HO1434	Land Adjacent 15 Goscote Road, Walsall, WS3 4LE	1	1
HO1664	52 Erdington Road, Aldridge WS9 0RN	1	0
HO1670	The Vicarage, Dale Street, Walsall WS1 4AN	7	6

Sites with Valid Planning Permission (as at 31/3/19)

Site Reference	Site Name	Full or Outline	Dwellings
HO0027	Goscote Lodge Crescent (Site B), Goscote	Full	426
HO0066a	Former Harvestime Bakery, Raleigh Street, Walsall	Outline	80
HO0160	Former Tannery P.H., Burrowes Street, Walsall, WS2 8NX	Full	12
HO0162b	Villiers Street (AJM Buildings), Willenhall	Full	9
HO0180	Land At Churchill Road and Kent Road To The Rear Of 2-14 Kent Road and 201-205 Churchill Road, Bentley, Walsall	Outline	26
HO0217b	Former Lane Arms Public House corner of Bentley Road North, Wolverhampton Road West, Walsall	Full	12
HO0306	Darlaston Multi-Purpose Centre Site, Victoria Road/ Slater Street, Darlaston	Full	30

Site Reference	Site Name	Full or Outline	Dwellings
HO0316	Premier Aftercare, The Green, Darlaston	Outline	14
HO0318	Springside, 2 Spring Lane, Pelsall	Full	6
HO0322b	Rowley View, Moxley (Former Highgate Arms)	Outline	11
HO0323	1 and 3 Woodside Road & 1 and 3 Woodside Close, Walsall	Full	14
HO1009	Argyle Works, Navigation Street, Greatrex Works, Marsh Street, and William House, Marsh Lane, Walsall	Full	222
HO1101	69-72 Wednesfield Road, Willenhall	Full	4
HO1102	Land To The Rear Of 51-61 Wood Lane, Willenhall, Walsall, WV12 5NF	Full	5
HO1104	Horse and Jockey, 33, Walsall Road, Darlaston, Wednesbury, WS10 9JS	Outline	4
HO1105	Land Rear Of 9, Baslow Road, Bloxwich	Outline	3
HO1106	Queens Head, Church Street, Bloxwich, Walsall, WS3 3JQ	Outline	2
HO1107	35, Great Bridge Road, Bilston, WV14 8LG	Outline	2
HO1109	Saddlers Arms, Fishley Lane, Bloxwich, Walsall, WS3 3PS	Outline	1
HO1110	Pattison House, Midland Road, Walsall	Full	63
HO1111	Bath House, Bath Street, Walsall	Full	41
HO1117	44 Stringes Lane, Willenhall	Full	12
HO1119	145-147, Lichfield Street, Walsall, WS1 1SE	Full	12
HO1120	Former Roapp Hall, Dorsett Road Terrace, Darlaston	Full	11

Site Reference	Site Name	Full or Outline	Dwellings
HO1123	Former Aldridge Magistrates Court, Rookery Lane, Aldridge, Walsall	Full	9
HO1125	Crown and Anchor, West Bromwich Street, Walsall WS1 4BP	Full	9
HO1126	12-13 Market House and 20-23 Lower Hall Lane, Walsall, WS1 1RL	Full	11
HO1128	Land Rear of 3 Church Road to 39 High Street, Brownhills.	Full	8
HO1129	Rudge Close Garages, Short Heath	Full	8
HO1131	33 Market Place, Willenhall, WV13 2AA	Full	8
HO1133	144 Walstead Road	Full	7
HO1134	Land Adjacent, 35 Rowland Street, Walsall,	Full	7
HO1137	Alexander House, 52 , Bradford Street, Walsall, WS1 3QD	Full	7
HO1140	The Substation, Park Lane, Darlaston WS10 9SE	Full	6
HO1142	Burleigh House, 2, Box Street, Walsall, WS1 2JR	Full	6
HO1145	Lantern House, 129-130, Lichfield Street, Walsall, WS1 1SY	Full	6
HO1146	Rear of No. 79, 80, 81, Ablewell Street, Walsall, WS1 2EU	Full	6
HO1150	35, Wood Lane, Willenhall, WV12 5NE	Full	5
HO1152	17, Lysways Street, Walsall, West Midlands, WS1 3AG	Full	5
HO1153	Former Library, Brickiln Street	Full	4
HO1154	18-23 Stafford Street, Willenhall, WV13 1TG	Full	4

Site Reference	Site Name	Full or Outline	Dwellings
HO1159	Land South Of 2 Green Lane, Walsall	Full	4
HO1164	481, Bloxwich Road, Walsall, WS3 2XA	Full	5
HO1165	Foxhills Farm, Beacon Road, Aldridge, WS9 0QP	Full	4
HO1166	Former Abberley Hotel 27-31, Bescot Road, Walsall, WS2 9AD	Full	4
HO1168	4 Cross Street, Willenhall, WV13 1PG	Full	4
HO1169	Land Rear Of 56 To 62, Wednesbury Road, Walsall	Full	4
HO1170	DKR Accountants, 36, Lichfield Street, Walsall, WS1 1TJ	Full	4
HO1172	6-12 Ida Road, Walsall, West Midlands, WS2 9SR	Full	4
HO1173	168-169, Stafford Street, Walsall, WS2 8EA	Full	4
HO1174	135, Erdington Road, Aldridge, Walsall, WS9 0RT	Full	4
HO1175	Land Adjacent 99, Wood Lane, Pelsall	Full	3
HO1176	2 Springfields, Rushall, Walsall, WS4 1JT	Full	3
HO1178	34, Camden Street, Walsall, WS1 4HF	Full	3
HO1179	312 Pleck Road, Walsall, WS2 9EY	Full	3
HO1180	Cash Generator, 18, Bradford Street, Walsall, Walsall, WS1 1PB	Full	3
HO1182	36, Upper Lichfield Street, Willenhall, WV13 1PF	Full	3
HO1185	The Manor Club, Harper Street, Willenhall, Walsall, WV13 1SW	Full	3

Site Reference	Site Name	Full or Outline	Dwellings
HO1187	123-127, Walsall Road, Darlaston, Wednesbury, WS10 9JU	Full	3
HO1191	Adj 44 Sandbeds Road	Full	2
HO1207	8, Webster Road, Walsall, WS2 7AL	Full	2
HO1209	523 Bloxwich Road, Walsall, WS3 2XD	Full	2
HO1210	107-108, The Green, Darlaston, WS10 8JP	Full	2
HO1211	6-10, Church Road, Brownhills, Walsall, WS8 6AA	Full	3
HO1212	62, Weston Crescent, Aldridge, Walsall, WS9 0HB	Full	2
HO1214	22 Stafford Street, Walsall, WS2 8DG	Full	2
HO1215	Unit CU1, Art Court, Navigation Street, Walsall	Full	2
HO1216	63, Charlemont Road, Walsall, WS5 3NQ	Full	2
HO1217	64 , Spring Road, Shelfield, WS4 1QQ	Full	2
HO1219	2, Jesson Road, Walsall, WS1 3AS	Full	2
HO1220	Zaks Intown Cabs, Intown, Walsall, WS1 1SQ	Full	2
HO1221	13, Church Road, Brownhills, Walsall, WS8 6AA	Full	2
HO1223	Heathfield Lane West (Between 56 and 56A/B)	Full	1
HO1225	23 Green Lane, Walsall Wood, Walsall	Full	1
HO1226	R/O Arboretum Lodge, 16 Blakenall Lane	Full	1

Site Reference	Site Name	Full or Outline	Dwellings
HO1228	14 Market Place, Willenhall, WV13 2AA	Full	1
HO1230	Land Adjacent 2 Simmonds Place, Wednesbury, WS10 8BN	Full	1
HO1238	Land Between 19 and 21, Gladstone Street, Walsall, WS2 8BL	Full	1
HO1243	51 Charlemont Road, Walsall WS5 3NQ	Full	1
HO1244	2, Daneways Close, Streetly, Sutton Coldfield, B74 3NL	Full	1
HO1247	Land between 6 and 14 Foundry Lane, Pelsall, Walsall, WS3 4QH.	Full	1
HO1250	20, Bell Road, Walsall, Walsall, WS5 3JW	Full	1
HO1252	5, Gillity Avenue, Walsall, Walsall, WS5 3PH	Full	1
HO1253	1, Mob Lane, Pelsall, Walsall, WS4 1BB	Full	1
HO1254	56A, Heathfield Lane West, Darlaston, Wednesbury, WS10 8QP	Full	1
HO1255	37, Field Maple Road, Streetly, Sutton Coldfield, Walsall, B74 2AD	Full	1
HO1257	11, High Street, Walsall, WS1 1QW	Full	1
HO1260	1, Foley Church Close, Streetly, Sutton Coldfield, B74 3JX	Full	1
HO1261	2, Church Street, Darlaston, Wednesbury, WS10 8DS	Full	1
HO1263	40, High Street, Clayhanger, WS8 7EA	Full	1
HO1265	17, Woodlands Avenue, Walsall, WS5 3LN	Full	1
HO1266	Garages Adj. 2 Sunnyside, Walsall Wood	Full	1

Site Reference	Site Name	Full or Outline	Dwellings
HO1267	251, Birmingham Road, Walsall, WS5 3AA	Full	1
HO1268	43, Goodall Street, Walsall, WS1 1QJ	Full	1
HO1269	17, Elmstead Close, Walsall, WS5 3BT	Full	1
HO1270	C J Petty LTD, 175, High Street, Brownhills, Walsall, WS8 6HG	Full	1
HO1271	191, Watling Street, Brownhills, Walsall, WS8 7JU	Full	1
HO1272	Land Adjacent, 64 Borneo Street, Walsall, WS4 2HY	Full	1
HO1273	Land Rear Of 15, Green Lane, Pelsall, Walsall, WS3 4PA	Full	1
HO1274	6, Linforth Drive, Streetly, Sutton Coldfield, B74 2EQ	Full	1
HO1275	10, New Road, Willenhall, WV13 2BG	Full	1
HO1276	The Sneyd, 67, Vernon Way, Bloxwich, Walsall, WS3 2LU	Full	1
HO1277	19, Elizabeth Road, Walsall, WS5 3PF	Full	1
HO1279	House In The Wood, Streetly Wood, Streetly, Sutton Coldfield, B74 3DQ	Full	1
HO1280	Land adjacent to 49 , Beechcroft Crescent, Streetly, B74 3SQ	Full	1
HO1281	2, Brabham Crescent, Streetly, Sutton Coldfield, B74 2BN	Full	1
HO1282	395, Birmingham Road, Walsall, WS5 3NU	Full	1
HO1283	53, Charlemont Road, Walsall, WS5 3NQ	Full	1
HO1284	Bleak House, Nest Common, Pelsall, Walsall, WS3 5AZ	Full	1

Site Reference	Site Name	Full or Outline	Dwellings
HO1287	85, Willenhall Street, Darlaston, Wednesbury, WS10 8NG	Full	1
HO1289	28, Springvale Avenue, Walsall, WS5 3QB	Full	1
HO1290	Land adjacent to 337, West Bromwich Road, Walsall, WS5 4NR	Full	1
HO1292	Nehemiah Court, 38, Bath Road, Walsall	Full	1
HO1304	31 Bradford Street, Walsall, WS1 3QA	Full	4
HO1339	Regina Court, Bridge Street, Walsall, WS1 1JG	Full	31
HO1340	37-38 Bradford Street	Full	26
HO1356	7 Pauls Coppice, Brownhills, Walsall, WS8 7DE	Full	8
HO1364	74 & 75 Stafford Street, Willenhall, WV13 1RT	Outline	9
HO1365	18-20 Goodall Street, Walsall, WS1 1QL	Full	1
HO1366	23, Harry Perks Street and 32 Webster Road, Willenhall, WV13 1BN	Full	5
HO1371	36-37 Goodall Street, Walsall, WS1 1QL	Full	4
HO1380	29 and 35 Bilston Lane, Walsall, WV13 2QF	Full	4
HO1383	47 & 41 Clarendon Street (land to rear), Bloxwich, Walsall WS3 2HT	Full	2
HO1387	13 Reeves Street, Walsall, WS3 2DQ	Full	2
HO1416	159 Dangerfield Lane, Moxley, Wednesbury	Full	2
HO1442	Keepers Cottage off Nether Hall Avenue, Great Barr, B46 1JU	Full	1

Site Reference	Site Name	Full or Outline	Dwellings
HO1467	Sunnyside Farm, Northgate, Aldridge	Full	62
HO1474	Millfields Nursery School, Stoney Lane, Walsall, WS3 3DW	Full	14
HO1504	Eastbourne Street (adjacent 47)	Full	3
HO1605	21 Vicarage Place, Walsall, WS1 3NA	Full	4
HO1632	70 Nicholas Road (adjacent to), Streetly B74 3QS	Full	1
HO1633	5, Kinnerley Street, Walsall, WS1 2LD	Full	3
HO1634	36A, Reeves Street, Bloxwich, Walsall, WS3 2DQ	Full	1
HO1635	1, Ryecroft Place, Walsall, WS3 1SN	Full	3
HO1637	72, Mill Street, Walsall, WS2 8AX	Full	5
HO1638	74 Mill Street, Walsall, WS2 8AX	Full	6
HO1639	18-26 Penkridge Close, Walsall, WS2 8JT	Full	4
HO1642	Bell Inn (Rear Of), The Green, Bloxwich, Walsall WS3 2JN	Full	4
HO1643	30 Birmingham Road, Walsall WS2 9SU	Full	1
HO1644	Centre House, Court Parade, Aldridge WS9 8LT	Full	8
HO1645	Jasmine Court, Station Street, Bloxwich, Walsall WS3 2PG	Full	6
HO1646	90 Watling Street, Newtown WS8 6JS	Full	1
HO1647	87 Mulberry Road, Bloxwich WS3 2NX	Full	1

Site Reference	Site Name	Full or Outline	Dwellings
HO1648	181 High Street, Brownhills WS8 6HG	Full	1
HO1649	59B Charlemont Road, Walsall WS5 3NQ	Full	1
HO1650	25 Woodlands Avenue, Walsall WS5 3LN	Full	1
HO1651	Oriel House, 197 Stafford Street, Walsall WS2 8ED	Full	6
HO1652	40 Eldon Street, Walsall WS1 2JP	Full	4
HO1654	3 Bradford Place, Walsall WS1 1PL	Full	35
HO1655	Car Park Adjacent 25 Second Avenue, Brownhills WS8 6JJ	Full	2
HO1656	167A Stafford Street, Walsall WS2 8EA	Full	1
HO1657	39A Market Place, Willenhall WV13 2AA	Full	1
HO1658	Carmella House, 3-4 Grove Terrace, Walsall WS1 2NE	Full	1
HO1661	13 Park Road, Walsall WS5 3JT	Full	1
HO1663	96 Wood Lane, Streetly B74 3LT	Full	1
HO1666	64 Whitehorse Road, Brownhills WS8 7PF	Full	1
HO1667	47 Stonnall Road, Aldridge WS9 8JZ	Full	1
HO1669	Kendon Lea, Daniels Lane, Aldridge WS9 0RR	Full	1
HO1671	5A Dangerfield Lane, Darlaston, Wednesbury WS10 7SE	Full	1
HO1672	10 Bell Road, Walsall WS5 3JW	Full	3

Site Reference	Site Name	Full or Outline	Dwellings
HO1673	Silver Birches, 1 Charlemont Close, Walsall WS4 3ND	Outline	1
HO1676	Kings Head, Ingram Road, Bloxwich, WS3 1LU	Outline	1
HO1677	Former Canal Museum, Western Side Of Walsall Top Lock, Old Birchills, Walsall WS2 8QH	Full	1
HO1678	12 B, Walsall Road, Darlaston, WS10 9JL	Full	1
HO1679	The Jerome Chambers, 30A, Bradford Street, Walsall, WS1 1PN	Full	2
HO1680	Vine Inn, Bell Street, Darlaston, Wednesbury, WS10 8EN	Full	4
HO1681	91, High Road, Willenhall, WV12 4JN	Full	1
HO1682	71, Broadway, Walsall, WS1 3EZ	Full	1
HO1683	Land Opposite Aldridge Fire Station, Formerly 38 Northgate, Walsall Wood	Full	1
HO1684	61 George Street, Walsall, WS1 1RS	Full	2
HO1685	49, Birchover Road, Walsall, WS2 8TU	Full	3
HO1686	38, Rose Hill, Willenhall, WV13 2AU	Full	2
HO1687	34, Springvale Avenue, Walsall, WS5 3QB	Full	1
HO1690	40 Lichfield Street, Walsall, WS1 1UU	Full	2
HO1691	219, Little Aston Road, Aldridge, Walsall, WS9 0PA	Full	1
HO1692	Land at Phoenix Rise, Darlaston, WS10 7SL	Full	3
HO1693	24, Pool Hayes Lane, Willenhall, WV12 4PU	Full	1

Site Reference	Site Name	Full or Outline	Dwellings
HO1694	84, Park Hall Road, Walsall, WS5 3HS	Full	1
HO1695	Land Between 75-85 High Street, Brownhills	Full	3
HO1697	34a Bradford Street, Walsall WS1 3QA	Full	1
HO1698	The Sneyd (land to south), 67, Vernon Way, Bloxwich, Walsall, WS3 2LU	Full	3
HO1699	54 Norman Road, Walsall WS5 3QN	Full	1
HO1700	Old Kings Arms Club, 2 West Bromwich Street, Walsall WS1 4BW	Full	4
HO1701	13 Station Street, Darlaston WS10 8BG	Full	2
HO1702	90 Sheridan Street (rear of), Walsall WS2 9AQ	Full	1
HO1703	98 Old Town Lane, Pelsall, Walsall WS3 4LZ	Full	1
HO1704	64 and 66 Lysways Street, Walsall WS1 3AA	Full	7
HO1705	Brownhills Working Mens Club, Hednesford Road, Brownhills WS8 7LS	Full	4
HO1706	57 Lichfield Road (land to rear), Bloxwich, Walsall WS3 3LT	Outline	1
HO1707	14 New Road, Willenhall WV13 2BG	Full	2
HO1712	2B Poplar Road, Brownhills, Walsall WS8 6AJ	Full	2
HO1714	Badgers Yard, Aldridge Road, Walsall	Full	7
HO1715	12 Ablewell Street, Walsall WS1 2EQ	Full	1
HO1716	Ryders Hayes Lane, (between 3 & 5), Pelsall, Walsall WS3 4EG	Full	1

Site Reference	Site Name	Full or Outline	Dwellings
HO1717	St Edmunds Gennings, Forest Gate, Willenhall WV12 5LF	Full	26
HO1718	18 Lodge Road, Walsall WS5 3JY	Full	1
HO1719	10 Downham Close, Walsall WS5 3BX	Full	1
HO1720	2A Middleton Road, Brownhills, Walsall WS8 6JF	Full	6
HO1721	3 Ryecroft Place, Walsall WS3 1SN	Full	4
HO1722	169 The Crescent, Walsall WS1 2DD	Full	1
HO1724	35 West Bromwich Street, Walsall WS1 4BP	Full	2
HO1725	166 Clarkes Lane, Willenhall WV13 1HT	Full	1
HO1741	Goscote House, Goscote Lane, Bloxwich, Walsall, WS3 1SJ	Full	15
HO1743	224, Chester Road, Streetly, Sutton Coldfield, B74 3NA	Full	1
HO1744	42, Eldon Street, Walsall, WS1 2JP	Full	4
HO1745	Land Adjacent 4, Haley Street, Willenhall	Full	2
HO1746	Land Adjacent To 104, Hillary Street, Walsall	Full	1
HO1747	Land Adjacent 18, Chase Road, Brownhills	Full	1
HO1748	Land Adjacent 17, Chase Road, Brownhills	Full	1
HO1749	265, Birmingham Road, Walsall, WS5 3AA	Full	1
HO1750	255, Birmingham Road, Walsall, WS5 3AA	Full	5

Site Reference	Site Name	Full or Outline	Dwellings
HO1751	2, Regina Drive, Walsall, WS4 2HB	Full	1
HO1752	39, Noose Lane, Willenhall, WV13 3BX	Full	1
HO1753	Falcon Garage, 10 Church Street, Wednesbury	Full	4
HO1754	57, Lodge Road, Walsall, WS5 3LA	Full	1
HO1755	Land Adjacent To 16, Bentley Lane, Willenhall	Outline	1
HO1756	3, West Bromwich Street, Walsall	Full	13
HO1757	238, Lichfield Road, Willenhall, WV12 5BG	Full	1
HO1759	19 , High Street, Aldridge, WS9 8LX	Full	1
HO1760	4 , Ravenscroft Road, Willenhall, WV12 4LY	Full	1
HO1761	Garages Adjacent 65, Alton Avenue, Willenhall	Full	2
HO1762	Land At Shire Oak Inn, 261, Lichfield Road, Walsall Wood, Walsall, WS9 9PB	Full	2
HO1763	Garages Between 89 To 91, Essington Road, Willenhall.	Full	2
HO1764	67, Wood Lane, Streetly, Sutton Coldfield, B74 3LS	Full	1
HO1765	380, Sutton Road, Walsall, WS5 3BA	Full	1
HO1766	12-14, Lower Lichfield Street, Willenhall, WV13 1PX	Outline	3
LC12A	Land Adjacent To 64 High Street, Moxley	Full	6
LC18A	The Four Crosses, 1, Green Lane, Shelfield, Walsall, WS4 1RN	Full	4

Lapsed Planning Permissions

Site Reference	Site name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO0320	Birway Garage, Newhall Street, Willenhall	28	0	28
HO1103	68 Harden Road and land to the rear of 70 Harden Road, Walsall	5	5	0
HO1108	16, Copsy Hall Grove, Aldridge, Walsall, WS9 8RP	1	1	0
HO1116	Land Corner Of Leve Lane/John Street, Willenhall, Walsall	12	0	12
HO1118	Land On The Former Coalpool Clinic Site, Off Ross Road, Ryecroft, Walsall, West Midlands	12	12	0
HO1124	Castlefort Grange, 39 Castlefort Road, Walsall Wood	9	9	0
HO1135	Queslett Centre, Lakeview Close, Walsall, B43	7	7	0
HO1149	74 Bradford Street, Walsall WS1 3QD	5	5	0
HO1155	Charnwood Close, Moxley	4	0	4
HO1158	Former Garage Site, Kennet Close, Walsall	4	4	0
HO1161	Pleck Eye Care Centre, 252, Wednesbury Road, Walsall, WS2 9QN	4	4	0
HO1162	73 Bridge Street, Walsall, WS1 1JQ	4	4	0
HO1190	5 & 6, Doveridge Place, Walsall	2	2	0
HO1194	Site Corner Of Birmingham Street & Old Park Road, Darlaston	2	0	2
HO1196	11 Bentley Lane, Willenhall, WV12 4AH	2	2	0

Site Reference	Site name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO1197	234 Lichfield Road, Willenhall, WV12 5BG	2	0	2
HO1200	6 Ashtree Road, Pelsall WS3 4LR	2	0	2
HO1202	53, Bell Lane, Walsall, WS5 4PU	2	0	2
HO1203	136 Lichfield Road, Walsall, WS8 6JB	2	2	0
HO1204	The Old Hall Farm, Old Hall Lane, Walsall, WS9 0RF	2	2	0
HO1205	The Poets Corner,51 Keats Road,Willenhall,WV12 5HY	2	2	0
HO1206	307 Wolverhampton Road, Walsall, WS2 8RL	2	2	0
HO1224	122 Pelsall Road, Walsall, WS8 7DP	1	1	0
HO1227	35 Princes Avenue, Walsall, WS1 2DG	1	1	0
HO1229	86B Walsall Road, Wednesbury, West Midlands, WS10 9JT	1	1	0
HO1231	Aldridge Court Farm, Little Aston Road	1	1	0
HO1232	206 Old Birchills, Walsall, WS2 8QD	1	1	0
HO1234	191 Wolverhampton Road, Pelsall, Walsall, WS3 4AW	1	1	0
HO1236	183 High Street, Brownhills, Walsall, WS8 6HG	1	1	0
HO1240	Beacon Farm, Pinfold Lane, Walsall, WS9 0QS	1	1	0
HO1241	47 Gorway Road, Walsall WS1 3BE	1	1	0

Site Reference	Site name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO1245	Land Between 13 and 19,West Bromwich Street, Walsall, WS1 4BP	1	1	0
HO1248	352 Walsall Wood Road, Walsall, WS9 8HL	1	1	0
HO1249	Land Rear of 30-34 Haley Street, Willenhall	1	1	0
HO1316	Great Barr Hall	11	0	11
HO1319	The Milestone Public House, Essington Road, Willenhall, WV12 5DT	6	0	6
HO1320	52 High Road	4	0	4
HO1321	Falcon Garage, 10 Church Street, Wednesbury	4	0	4
HO1322	Land Adjoining Herberts Park Tavern, Forge Road, Darlaston, West Midlands, WS10 8QU	4	0	4
HO1323	Tame Street East	4	0	4
HO1324	77 & 78 King Charles Avenue, Walsall, WS2 0DN	4	0	4
HO1325	Rowley Street (23-31)	3	3	0
HO1326	Rosamund Street (rear of New Mills House - 18)	2	0	2
HO1327	72 Brook Lane	2	0	2
HO1328	15 & 16 Hodson Avenue, Willenhall, Walsall, WV13 2HS	2	0	2
HO1329	65 Alexandra Road	1	0	1
HO1330	Wiley Avenue (30-31)	1	0	1

Site Reference	Site name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO1331	Adj 17 Fordbrook Lane, Pelsall	1	0	1
HO1333	Former Curl & Dye Premises, 182 Wolverhampton Road, Walsall, WS2 8RQ	1	0	1
HO1334	16 Pooles Lane, Willenhall	1	0	1
HO1335	2 Riverbank Road, Willenhall, WV13 2SA	1	0	1
HO1336	Land At Rear Of 18-19 Victoria Road, Pelsall, WS3 4BH	1	0	1
HO1337	19 Millfield Avenue, Walsall, WS3 3QS	1	0	1
HO1338	49 Charlemont Road, Walsall, WS5 3NQ	1	0	1
HO1342	Murco Service Station, Pinfold Street, Darlaston	16	0	16
HO1346	Pool Street (site of former 12 to 15)	10	10	0
HO1347	Station Street WMC, 119 Milton Street, Walsall, WS1 4LW	10	0	10
HO1348	Ryecroft Villas, Proffitt Street, Walsall	9	0	9
HO1349	Land Rear Of 17-33 Stafford Road, Bloxwich, WS3 2JR	9	0	9
HO1351	The Belle Vue, Moat Road, Walsall, WS2 9PR	9	0	9
HO1352	Land Between 108 and 120 Coltham Road, Willenhall	9	0	9
HO1353	Caldmore Green Club, 19 West Bromwich Street, Walsall, WS1 4BP	9	0	9
HO1355	25, Croft Street, Willenhall, Walsall, West Midlands,WV132NU	8	0	8

Site Reference	Site name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO1357	192 Lichfield Road, Brownhills, Walsall	8	0	8
HO1358	Adj 44 Bull Lane, Darlaston	6	0	6
HO1359	152 Beacon Road, Great Barr	6	0	6
HO1360	Anchor House, Anchor Road, Aldridge	6	0	6
HO1361	35 Arboretum Road, Walsall, WS1 2QH	5	0	5
HO1362	61-65 Lysways Street and 32-36 Birmingham Road, Walsall, West Midlands	5	0	5
HO1363	9 Upper Lichfield Street, Willenhall, WV13 1PB	5	0	5
HO1367	7, Lysways Street, Walsall, Walsall, WS1 3AG	5	0	5
HO1368	257-258, Stafford Street, Walsall, West Midlands, WS2 8DF	4	0	4
HO1369	40 Baynton Road, Willenhall	4	0	4
HO1370	Land Adjacent Furlong House, Lanton Close, Bloxwich	4	0	4
HO1372	Three Crowns P.H., Sutton Road, Walsall, WS5 3AX	4	0	4
HO1373	107 Chapel Lane, Great Barr	4	0	4
HO1374	Cairns Street	3	0	3
HO1375	89 Ablewell Street, Walsall, WS1 2EU	3	3	0
HO1376	180 Hall Lane, Walsall Wood, Walsall, WS9 9AR	3	3	0

Site Reference	Site name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO1377	Unit A, King Street, Walsall, WS1 4AF	3	0	3
HO1378	Queens Chambers 65, Bridge Street, Walsall, WS1 1JQ	3	0	3
HO1379	31 Birmingham Street, Walsall, WV132HW	2	0	2
HO1381	14 Samuel Street, Walsall, WS3 2EU	2	0	2
HO1382	3A, Ablewell Street, Walsall	2	0	2
HO1384	60 Pinfold Street, Darlaston, WS10 8TE	2	0	2
HO1385	321-323 Pleck Road, Walsall, WS2 9HD	2	0	2
HO1386	140 Thornhill Road	2	0	2
HO1388	The Spring Cottage, Lichfield Road, Shelfield WS4 1PS	2	0	2
HO1389	57, 59, 61 High Road, Lane Head, Willenhall	2	0	2
HO1390	Land At 14A Holly Close, Willenhall, WV12 5RR	2	0	2
HO1392	39A Foley Road East, Sutton Coldfield, B74 3HR	2	0	2
HO1393	Green Lane Store, 7 Green Lane, Shelfield WS4 1RN	2	0	2
HO1394	1 Wolverson Road, Walsall, WS9 9JE	2	0	2
HO1395	50 Holden Crescent, Walsall, WS3 1QA	2	0	2
HO1396	76 Ida Road, Walsall WS2 9SS	2	0	2

Site Reference	Site name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO1397	Hayward Close (Land Adjacent 2)	1	0	1
HO1398	Eldon Street (2), Darlaston	1	0	1
HO1399	27 Lister Street, Walsall	1	0	1
HO1400	Hillary Street (adj 96)	1	0	1
HO1401	Adj 42 Hillary Street, Walsall	1	0	1
HO1402	Adj 5 Park Hall Road, Walsall	1	0	0
HO1403	R/O 38 Selmans Hill	1	0	1
HO1404	158,Lichfield Road, Shelfield	1	0	1
HO1405	50,Ashmore Lake Road, Willenhall, Walsall, West Midlands	1	0	1
HO1406	Rushall Manor Close (2)	1	0	1
HO1407	Adj 433 West Bromwich Road	1	0	1
HO1408	Cobden Street (between 102 and 110)	1	0	1
HO1409	29A, Reedswood Lane, Walsall, WS2 8QW	1	0	1
HO1410	Rear Of 203/205,Foley Road West, Streetly, Walsall	1	0	1
HO1412	37 Dale End, Darlaston	1	0	1
HO1413	Rear of 62 & 64 Foley Road East, Walsall, B74 3JD	1	0	1

Site Reference	Site name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO1414	Land Adjacent To 172 Clothier Street, Willenhall, Walsall, WV131BB	1	0	1
HO1415	117 High Road, Willenhall WV12 4JN	1	0	1
HO1417	39 Slaney Road, Walsall, WS2 9AF	1	0	1
HO1418	Adjacent 197 Walstead Road, Walsall, WS5 4DW	1	0	1
HO1419	First Floor, 27 Market Place, Bloxwich, Walsall, WS3 2JH	1	0	1
HO1420	R/O 22 Partridge Avenue, Darlaston, Walsall	1	0	1
HO1421	271 Wednesbury Road, Pleck, Walsall, WS2 9QJ	1	0	1
HO1422	27 Gillity Avenue, Walsall, WS5 3PJ	1	0	0
HO1423	Coach House R/O 9 Belvidere Road, Walsall, WS1 3AU	1	0	1
HO1424	43 Lichfield Road, Bloxwich, Walsall, WS3 3LT	1	0	1
HO1425	74 Lichfield Road, Bloxwich, Walsall, WS3 3LY	1	0	1
HO1426	3 Harden Close, Walsall, WS3 1BU	1	0	1
HO1427	116 Lichfield Road, Shelfield, Walsall, WS4 1PS	1	0	1
HO1428	2 Green Lane, Bloxwich, WS3 2BP	1	0	1
HO1429	39 Lysways Street, Walsall, WS1 3AG	1	0	1
HO1430	Land Between 1 & 3 and Between 9 & 11 Cricket Close, Walsall, WS5 3PU	1	0	1

Site Reference	Site name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO1431	233 Walsall Road, Aldridge	1	0	1
HO1432	Land Adjacent 12 Pelsall Lane, Bloxwich, WS3 3DH	1	0	1
HO1433	22 Broadway North, Walsall, WS1 2AJ	1	0	1
HO1435	Land Adj. Thorn Trees, Scott Road, Walsall, WS5 3JN	1	0	1
HO1436	141 High Street, Brownhills, WS8 6HG	1	0	1
HO1437	402A Birmingham Road, Walsall, WS5 3NX	1	0	1
HO1439	1 John Street, Willenhall	1	0	1
HO1440	42A Weston Street, Palfrey WS1 4EJ	1	0	1
HO1441	23 Watling Street, Brownhills, Walsall, WS8 7PT	1	0	1
HO1443	75, New Road, Willenhall, WV13 2DA	1	0	1
HO1492	Site of 89-99 Moxley Road, Darlaston	6	0	6
HO1600	Bescot House, Walstead Road West, Walsall, WS5 4NY (Transaxle LTD)	8	0	0
HO1620	Samuel Parkes & Co LTD, New Road, Willenhall, Walsall, West Midlands	8	0	0
HO1621	61 Sneyd Lane, Walsall, WS3 2LW	2	0	0
HO1622	132 Bentley Drive, Walsall, WS2 8RU	1	0	0
HO1768	Land off Heath Road, Darlaston, Walsall	5	5	0

Site Reference	Site name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
LC02B	Land Adjacent 33 High Street, Pelsall, Walsall, WS3 4LX	1	0	1
LC08A	Butler's Arms Site, Bloxwich Road/ Harden Road, Leamore	18	0	18
LC14A	Corner Of Moreton Avenue & Beacon Road, Great Barr, Birmingham, B43 7BW	14	14	0
LC30A	70 Hollyhedge Lane (111)	12	0	12
LC30C	43/44, Birchills Street, Walsall, West Midlands, WS2 8MG	8	0	8
LC31A	The Leathern Bottle PH., Cresswell Crescent, Walsall, WS3 2UW	9	9	0

Other Sites Allocated for Housing in Site Allocation Document or Area Action Plan

Site Reference	Site Name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO0016	New Road (former car showroom), Willenhall	9	0	9
HO0020	Field Street (Gilberts' Club), Willenhall	26	0	26
HO0023b	Kendrick Place and Castle View Road, Moxley	25	25	0
HO0029	Goscote Lane Copper Works, Goscote	263	150	113

Site Reference	Site Name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO0037	Bentley Road North (corner of King Charles Avenue), Bentley	19	19	0
HO0039a	Joynson Street (site of former Kings Hill JMI School), Darlaston	17	0	17
HO0039b	Adjoining 15 Joynson Street, Darlaston	5	0	5
HO0040	Riding Way, Short Heath	14	14	0
HO0041a	Hatherton Liberal Club, North Street, Walsall	6	0	6
HO0041b	Mill Street, (former scrap yard), Walsall	12	0	12
HO0043	Watling Street (land north of Kings Deer Road), Brownhills	15	0	15
HO0044	Poplar Avenue (east), Bentley	23	0	23
HO0046	Noose Crescent (former Lakeside School), Willenhall	59	59	0
HO0053	Rear of 16 High Road, Lane Head, Willenhall	29	0	29
HO0060a	Hollyhedge Lane (east side) (30 to 32), Walsall	33	0	33
HO0060b	Hollyhedge Lane (east side) (28), Walsall	24	24	0
HO0060c	Hollyhedge Lane (east side) (former Bradford Coal Wharf), Walsall	52	52	0
HO0060d	Orange Tree, 20 Wolverhampton Road, Walsall	4	0	4
HO0062	Former Metal Casements, Birch Street, Walsall	95	0	95
HO0065	Hollyhedge Lane (west side), Walsall	14	0	14

Site Reference	Site Name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO0066b	Walsall Iron and Steel, Wolverhampton Road, Walsall	67	67	0
HO0071	Festival Avenue (end of street), Darlaston	10	10	0
HO0072	Festival Avenue, Darlaston	24	24	0
HO0093	Woodwards Road (former garage and vehicle storage yard), Walsall	24	24	0
HO0117	New Invention Methodist Church, Lichfield Road, New Invention	14	14	0
HO0124	Allen's Centre, Hilton Road, New Invention	22	22	0
HO0125	Essington Lodge, Essington Road, New Invention	23	23	0
HO0126	Field Road Education Development Centre	25	0	25
HO0137a	60,Walsall Road, Willenhall, Walsall, West Midlands	24	0	24
HO0137b	Fletchers Lane (1 and 2), Willenhall	2	0	2
HO0137c	3 Fletchers Lane, Willenhall	3	0	3
HO0147	ASK Motors, 664 Bloxwich Road, Walsall	20	0	20
HO0150	British Lion Works, Forest Lane, Walsall	16	16	0
HO0154	Eagle Public House, Creswell Crescent, Bloxwich	17	17	0
HO0157a	Former Autocraft, Walsall Road, Walsall Wood	20	0	20
HO0157b	Motor City, 117b Walsall Road, Walsall Wood	4	0	4

Site Reference	Site Name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO0157c	Jubilee House, Walsall Road, Walsall Wood	16	0	16
HO0162a	Former Works Site C/O Cemetery Road, Villiers Street, Willenhall	14	0	14
HO0163	Former Select Windows, Walsall Road, Walsall Wood	27	0	27
HO0168a	Howdles Lane/Castle Street, Brownhills	40	0	40
HO0168b	Gladstone House, 45 Castle Street, Brownhills, WS8 7PX	6	0	6
HO0176	Land Adjacent Bentley Green, Bentley Road North, Walsall	144	0	144
HO0181	Land At Former Caparo Works, Between The Wyrley & Essington Canal and Miner Street, Walsall	310	150	160
HO0185	Bentley Moor Club, Bentley Drive, Walsall, West Midlands	10	10	0
HO0194	Lichfield Road, Little Bloxwich	10	0	10
HO0195	Petrol Station, 274-276 Lichfield Road, Willenhall	21	0	21
HO0201	Rear of Pinson Road, Willenhall	15	0	15
HO0205	Corner of Edison Road and Arkwright Road, Beechdale, Walsall	11	11	0
HO0217a	Former Petrol Station corner of Bentley Mill Way, Wolverhampton Road West, Walsall	21	0	21
HO0304	Between 114 and 120 and 122A and 127 Watling Street/ Roman Close Brownhills	10	0	10
HO0305	Cricket Close Allotments and Tennis Courts, Walsall	42	42	0

Site Reference	Site Name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO0307	Former Royal Navy Club, 120 Elmore Green Road, Bloxwich	10	10	0
HO0308	Gordon House (TA Centre), Sutton Road, Walsall	22	0	22
HO0310	Narrow Lane House and Neighbourhood Office Site, Narrow Lane, Walsall	14	14	0
HO0312	Pleck Working Men's Club, Pleck Road, Walsall	11	11	0
HO0313	Royal British Legion Club, Broad Lane Gardens, Bloxwich	25	25	0
HO0317	Former Warreners Arms, High Street, Brownhills	58	58	0
HO0321	Willenhall Coachcraft, 348 Wolverhampton Road West, Willenhall	33	0	33
HO0322a	Rowley View, Moxley (former nursery and open space)	15	15	0
HO1314	Gorway Road	25	0	25
TC11	Kirkpatricks, Charles Street	15	0	15
TC15	FE Towe Ltd, Charles Street	3	0	3

Other Potential Sites

Site Reference	Site Name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
335	Bloxwich Hospital, Reeves Street, Walsall	66	0	66
HO1010	Land Between Station Street/Navigation Street and Marsh Street, Walsall.	38	38	0
HO1011	BOAK Building, Land Between Station Street/Navigation Street and Marsh Street, Walsall.	25	25	0
HO1012	Mountrath Street car park	36	0	36
HO1013	Century Works, Midland Road	4	0	4
HO1014	Former Shannons Mill	45	0	45
HO1017	Tantarra Street	27	0	27
HO1018	Paddock Lane Car park	18	0	18
HO1019	Warewell Street car park	6	0	6
HO1022	Lower Rushall Street (south of Intown Row)	63	0	63
HO1023	Intown (Whittimere Street Car Park and adjacent buildings)	16	0	16
HO1317	Land Between Wood Street and Lower Lichfield Street, Willenhall	103	103	0
HO1318	Land To The Rear Of 112-156 Wilkes Avenue and 200-220 Churchill Road Between Jane Lane School, Churchill Road, and Quality Hotel, Wolverhampton Road West	61	61	0
HO1468	Pinfold Street (1 to 16)	18	0	18

Site Reference	Site Name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO1469	Aldridge Manor House	5	5	0
HO1471	45-47 Blakenall Heath	13	0	13
HO1473	Seymour Parade	20	0	20
HO1475	Meadow House, Stroud Avenue, Willenhall WV12 4ET	14	14	0
HO1476	Summer Street, Willenhall (site of The Shakespeare PH)	2	0	2
HO1477	61 Church Street, Darlaston	12	0	12
HO1478	Rear of Franchise Street	11	0	11
HO1480	Community Mental Health Unit, Daisy Bank Annex, Skip Lane, Walsall	10	0	10
HO1481	Land adjacent to 7 and 9 Sherlock Close, Willenhall	9	9	0
HO1484	Regent Street (between 40 and 50)	8	0	8
HO1485	Mill Street (road frontage)	8	0	8
HO1489	Poplar Road, Brownhills	7	0	7
HO1490	Land Adjacent Short Heath Methodist Church	7	0	7
HO1491	Kings Hayes Farm	6	0	6
HO1493	Wolverhampton Street, Willenhall (adjacent to car park rear of 58)	8	0	8
HO1494	Former Bright Brazing, Bott Lane	5	0	5

Site Reference	Site Name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO1495	Progress Works and 2 Walsingham Street	5	0	5
HO1496	Pinson Road/ St Stephens Avenue	4	0	4
HO1497	Elmore Green Road/ Parker Street	4	0	4
HO1498	Stafford Street, Willenhall (76-77)	3	0	3
HO1499	Coalpool Lane Open Space	3	0	3
HO1500	70-71 Stafford Street WS2 8DR	3	0	3
HO1501	Old Mill Gardens, High Heath	3	0	3
HO1503	Land Rear Of 17 To 19 Cannon Street, Mill Street, Walsall	3	0	3
HO1505	43-45 Church Street, Darlaston	2	0	2
HO1506	Land Adjacent 26 Haley Street, Willenhall	2	0	2
HO1507	Land To Rear Of 80 To 86 Wednesbury Road	2	0	2
HO1508	Rear of 149 Hall Lane, Walsall Wood	1	0	1
HO1509	18 Pelsall Lane, Bloxwich (adjacent)	1	0	1
HO1511	Fellows & Jones, Pinfold Street, Darlaston WS10 8SY	18	0	18
HO1512	Plot A, Land south west of the junction between Union Street and Upper Lichfield Street, Willenhall	2	0	2
HO1531	Queslett Road (former nurses' accommodation)	12	0	12

Site Reference	Site Name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO1594	Reedswood Golf Course (Site)	178	0	178
HO1596	Mill Street (railway cutting and rear of North Street industrial units)	35	0	35
HO1597	Great Barr Hall Walled Garden	4	0	4
HO1617	Summer Street (between 24 and 35)	7	0	7
HO1631	Broadway North Centre, Broadway North, Walsall WS1 2QA	29	29	0
HO1674	Lincoln House, Lincoln Road, Walsall WS1 2DZ	2	2	0
HO1696	Rear Of 27, High Street, Brownhills, Walsall, WS8 6EF	14	14	0
HO1708	Lazy Hill Garage, Walsall Wood Road, Aldridge WS9 8HA	4	0	4
HO1709	Pier Street, Brownhills	26	0	26
HO1710	Mali Jenkins House	8	0	8
HO1726	40 High Street, Walsall WS1 1QR	6	0	6
HO1727	The Guildhall, 8 High Street, Walsall WS1 1QW	10	10	0
HO1728	107-110, Paddock Lane, Walsall, WS1 2EH	13	0	13
HO1729	Land adjacent to ASDA Bloxwich	20	0	20
HO1733	Former Car Park at Walsall Wood Leisure Centre	37	0	37
HO1734	The Crown Anchor Road, Aldridge, Walsall, WS9 8PT	16	0	16

Site Reference	Site Name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
HO1735	Ravens Court, Brownhills, Walsall, WS8 6EJ	20	0	20
HO1736	Pelsall Villa Football Club and Old Bush Inn	62	0	62
HO1737	Land Corner of Church Road and Short Street, Brownhills	3	0	3
HO1738	Former Walsall Wood Library	15	15	0
HO1767	Former Windmill Public House, Aston Road, Willenhall	7	7	0
IN0070.71	Temple Bar (former Marrens), Willenhall	41	41	0
LC01A	Thorpe Road and Spout Lane Car Parking	9	0	9
LC01B	Land behind West Bromwich Street, Caldmore	10	0	10
LC02A	Public Conveniences and 17-18 Norton Road, Pelsall	3	0	3
LC03A	Chapel Street Car Park, Blakenall	11	0	11
LC03B	Land rear of units corner of Ingram Road and Barracks Lane, Blakenall	4	0	4
LC05	62 Stafford Street WS2 8DR	8	0	8
LC06B	Dartmouth House, Ryecroft Place, Walsall, WS3 1SW	18	18	0
LC08B	Crown PH, Leamore Lane	6	0	6
LC10A	315 to 317 and land south of 287 to 293 Wednesbury Road, Pleck	8	0	8
LC15A	Rear of 196-228A Walsall Wood Road, Aldridge	13	0	13

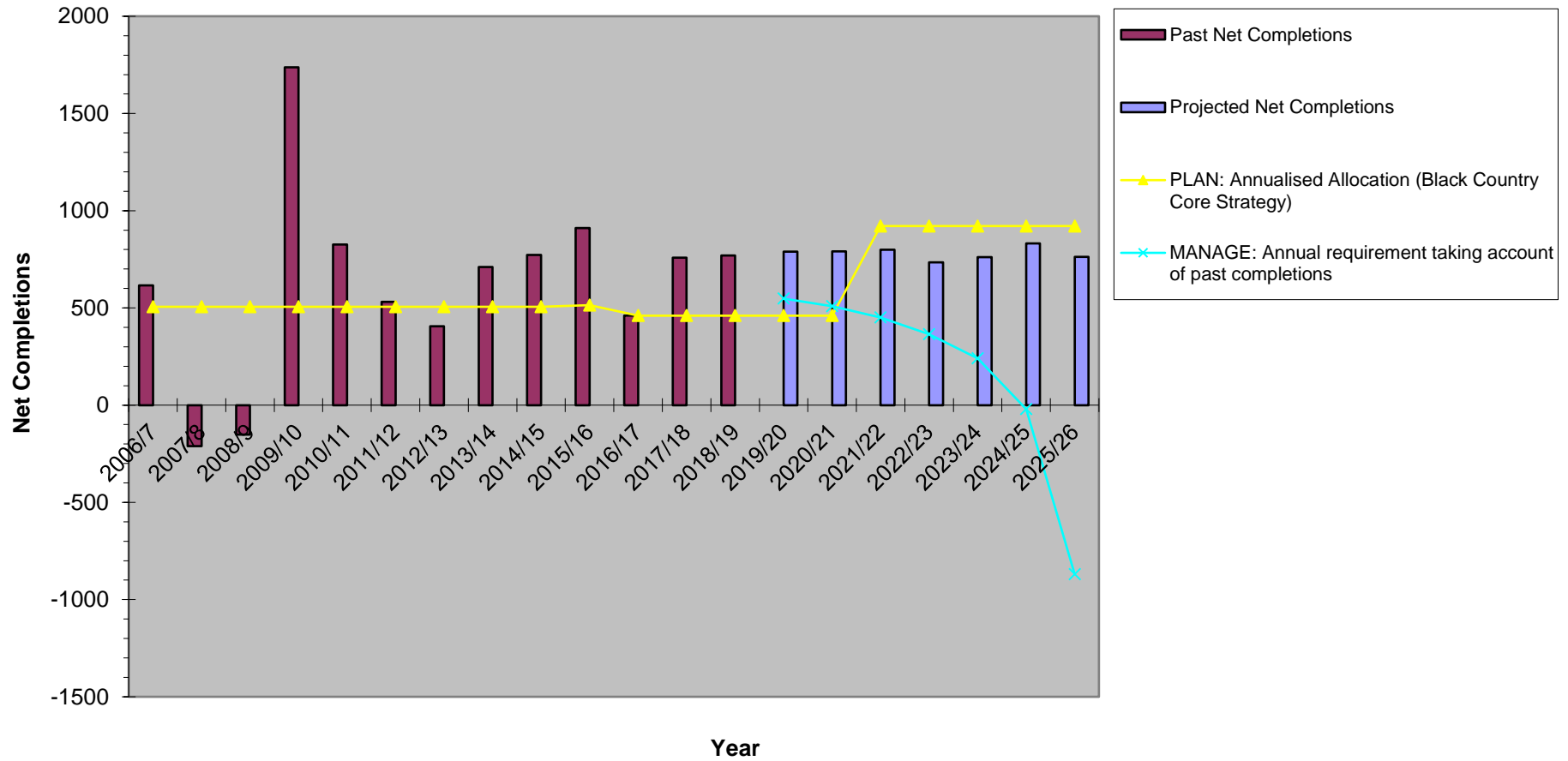
Site Reference	Site Name	Total Dwellings	Expected delivery within next 5 years	Expected delivery post 2024
LC20A	Bentley Library Site, Churchill Road/ Queen Elizabeth Avenue	15	0	15
LC26A	New Invention Local Centre Car Park to Rear	3	0	3
LC28A	Site of Mellish Road Church, Lichfield Street, Walsall	9	0	9
LC30B	70 Hollyhedge Lane, Birchills, Walsall, West Midlands WS2 8PZ	8	0	8
LC7A	JMH Dairy, Walsall Wood	8	0	8
TC31	Town Hill	27	0	27
TC37	Lower Forster Street, former Jabez Cliff	33	0	33

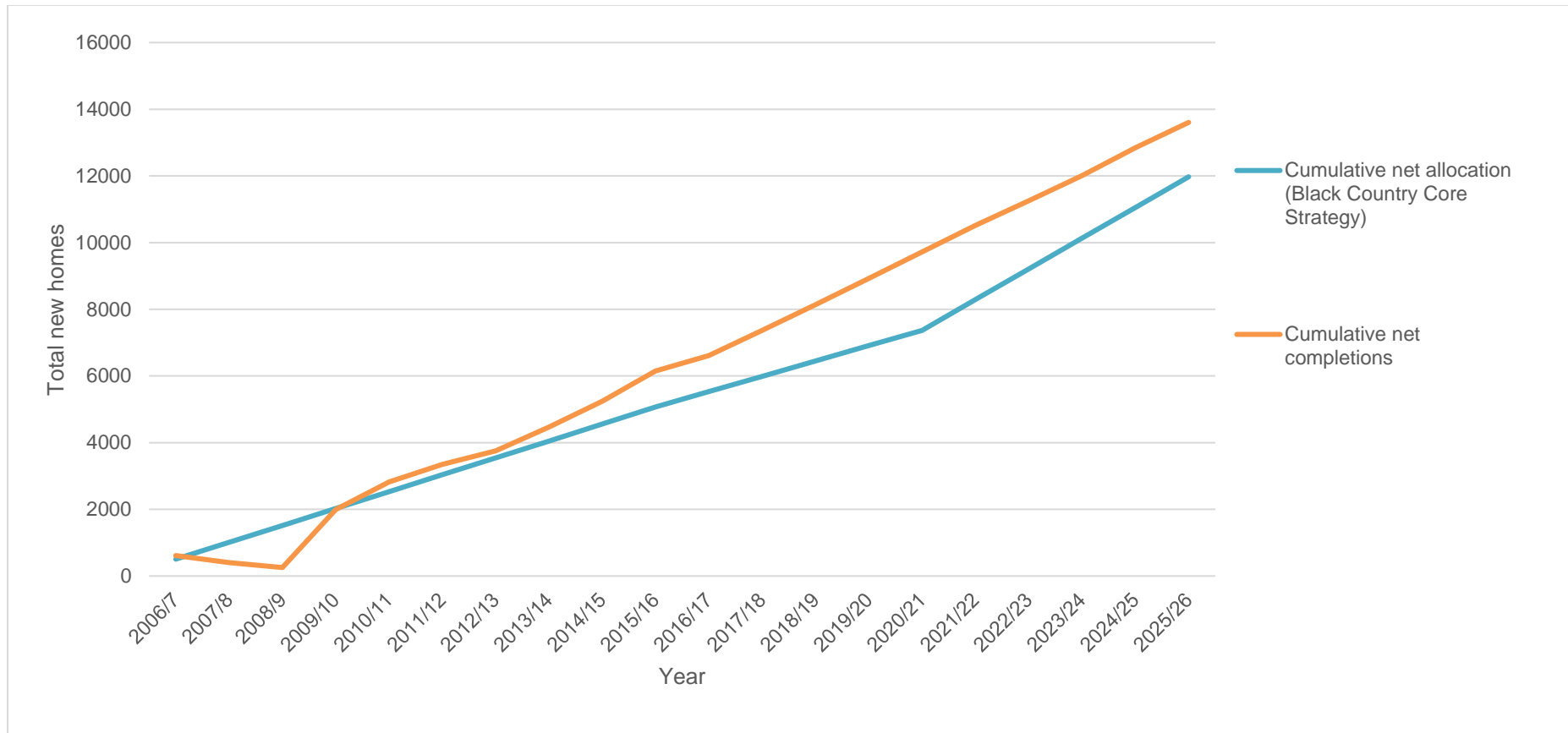
Walsall Housing Trajectory and Actual Completions Since 2006 (based on situation at 31st March 2019)

Year	Past Net Completions	Projected Net Completions	PLAN: Strategic Allocation annualised (Black Country Core Strategy)	MANAGE: Annual requirement taking account of past completions	Cumulative net allocation (Black Country Core Strategy)	Cumulative net completions	MONITOR: Variation from Cumulative Net Requirement
2006/7	616		506		506	616	-110
2007/8	-211		506		1012	405	607
2008/9	-151		506		1518	254	1264
2009/10	1738		506		2024	1992	32
2010/11	826		506		2530	2818	-288
2011/12	531		506		3036	3349	-313
2012/13	406		506		3542	3755	-213
2013/14	710		506		4048	4465	-417
2014/15	773		506		4554	5238	-684
2015/16	911		514		5068	6149	-1081
2016/17	460		460		5528	6609	-1081
2017/18	758		460		5988	7367	-1379
2018/19	770		460		6448	8137	-1689
2019/20		790	460	548	6908	8927	-2019
2020/21		791	460	508	7368	9718	-2350
2021/22		799	921	451	8289	10517	-2228

Year	Past Net Completions	Projected Net Completions	PLAN: Strategic Allocation annualised (Black Country Core Strategy)	MANAGE: Annual requirement taking account of past completions	Cumulative net allocation (Black Country Core Strategy)	Cumulative net completions	MONITOR: Variation from Cumulative Net Requirement
2022/23		734	921	364	9210	11251	-2041
2023/24		761	921	241	10131	12012	-1881
2024/25		831	921	-20	11052	12843	-1791
2025/26		762	921	-870	11973	13605	-1632

Walsall SHLAA Housing Trajectory (Black Country Core Strategy Targets Annualised)









The negative figure for net completions in 2007-9 was the result of the demolition of a large amount of former social housing, including tower blocks.

The plans below show the locations of the sites listed in this SHLAA. An interactive map that shows details of individual sites can be viewed on the council’s web site at <http://mymaps.walsall.gov.uk/> To use this map, click on “Map Categories” in the panel on the left side and select the “Planning” tab. You may find the map easier to view if you untick all the boxes except “Brownfield Land Register” and “SHLAA”.

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Walsall SHLAA 2019

-  Current Housing Supply (including potential sites without planning permission and not in local plan)
-  Call for Sites Open Spaces Not in Green Belt
-  Call for Sites in Green Belt
-  Other Call for Sites where submission proposes housing but contrary to current planning policies

