



# Walsall Council

## **Walsall Strategic Housing Land Assessment and Statement of Housing Supply 2020-21 (published May 2021)**

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## **1. Introduction**

1.1 This SHLAA shows Walsall's current and potential housing land supply. It has been prepared in accordance with the National Planning Policy Framework (NPPF) dated February 2019 and Planning Practice Guidance on Housing and Economic Land Availability Assessment. The base date of the document is 31<sup>st</sup> March 2020, however production was delayed due in part to the impact of Covid-19 on housing monitoring. The opportunity has therefore been taken to incorporate details of housing completions and additions made to the housing land supply in 2020-21 to ensure that the document is as up to date as possible.

1.2 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.

1.3 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.

1.4 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.

## **2. Local Housing Need**

2.1 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. The affordability ratios are updated every year: the most recent ones to be used are the 2014-based household projections and the 2018 affordability ratios.

2.2 For Walsall, the local housing need for the year 2020-21 was **882** dwellings per annum so the five-year requirement is 4,410 plus a 5% buffer, i.e. **4,631**. This is higher than would be required by the current BCCS: the trajectory in table 7 under policy HOU1 indicates a target of 4,145 dwellings (460 per annum in 2020-21 and 921 per annum for the period 2021-26) for the period 2020-2025.

2.3 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>

2.4 However, the 2020 results for Walsall, which were published in January 2021, indicate that delivery was 88% of the requirement, so no additional buffer applies.

2.5 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.

2.6 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 2024.

### **3. Housing Land Supply**

3.1 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.

3.2 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.

3.3 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.

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

3.5 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.

3.6 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 2039. 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.

3.7 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.

3.8 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.

3.9 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.

3.10 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

3.11 “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.

3.12 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.

3.13 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.

3.14 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.

3.15 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”.

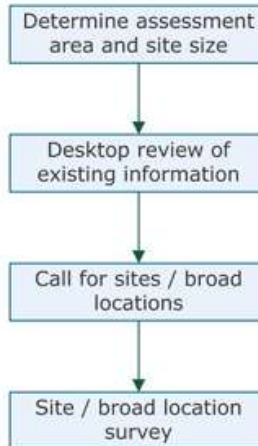
3.16 The potential Green Belt sites, and some elsewhere, included some submitted several years ago in response to a call for sites that was carried out as part of the preparation of the SAD as well as others that have been submitted as part of the BCCS review. It should be noted that in some cases the boundaries of these sites are subject to confirmation and there are overlaps with sites that were already in the SHLAA.

3.17 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.

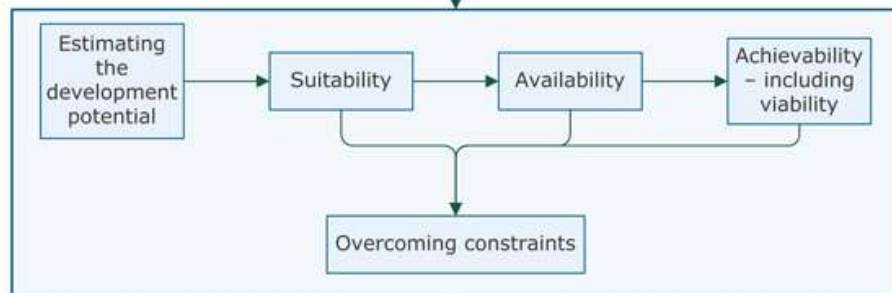
**3.18 The inclusion of a site in this assessment does not in itself determine whether it is suitable for housing development, and does not imply that a planning application for residential development would be supported.**

## 4. Site Selection Process (from Planning Practice Guidance)

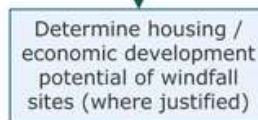
### Stage 1- Site / broad location identification



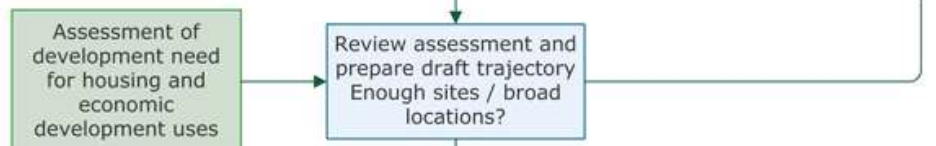
### Stage 2 - Site / broad location assessment



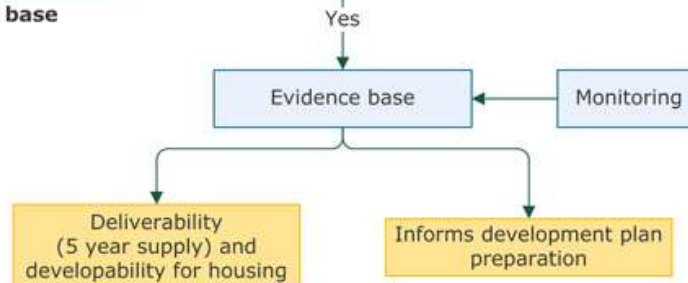
### Stage 3 - Windfall assessment



### Stage 4 - Assessment review



### Stage 5 - Final evidence base



## Stage 1 – Site/ Broad Location Identification

### Assessment Area and Site Size

4.1 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 500m<sup>2</sup> of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds.

4.2 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.

4.3 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.

4.4 The Government has placed an increased emphasis on small sites as a source of housing land, with the requirement on local authorities from 1<sup>st</sup> 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

4.5 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.
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</p>

		under current policy are recorded as “POTENTIAL” sites.
GTTS, GT or TS	Potential gypsy, traveller or showpeople site	The SAD allocates a small number of sites as traveller sites that would otherwise be suitable for general housing.
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>

4.6 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.

4.7 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

4.8 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.

4.9 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

4.10 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**

4.11 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).

4.12 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.

4.13 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 where development is not expected to be given planning permission until after the expected adoption of the BCP in 2024. However, in Walsall nearly all major sites where housing development would be acceptable under current policies are expected to be committed before 2024.

4.14 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**

4.15 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

4.16 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.

4.17 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**

4.18 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.

4.19 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.

4.20 Over the 10-year period 2010-2020 an average of 97 dwellings per year have been completed on sites of fewer than 10 dwellings in total. 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 97 dwellings per year for each year from 2024 onwards (by which time the



current planning permissions should have either been implemented or lapsed).

4.21 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.

4.22 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.

4.23 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.

4.24 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**

4.25 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.

4.26 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.

4.27 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.

4.28 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.

4.29 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 2020-25.

4.30 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.

4.31 The methodology used in this SHLAA has been reviewed by the Black Country SHLAA Stakeholder Panel, details of which can be found in the appendix below.

## **5. Calculation of Total Potential Supply**

5.1 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.

5.2 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.

5.3 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

5.5 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.

5.6 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.

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

5.8 The small site windfall allowance is for the period from 2024 onwards and is calculated at a rate of 97 dwellings per year.

5.9 As this document was finalised in May 2021, known housing completions since 31/3/20 have been included in the 5-year supply.

Category	Delivery Timescale			discount rate	Total <5 Years after discount (2020-25)	Total > 5 years after discount (2025 onward)
	< 5 years	> 5 years	Total			
Completions 2020-21	146	0	146	0%	146	0
UC (sites where one or more dwellings remain to be completed)	1,109	0	1,109	0%	1,109	0

FPP (valid permissions)	1,094	0	1,094	5%	<b>1,039</b>	<b>0</b>
OPP (valid permissions)	69	0	69	5%	<b>66</b>	<b>0</b>
Lapsed Permissions	418	337	755	10%	<b>376</b>	<b>303</b>
Allocated in Site Allocation Document or Walsall Town Centre AAP	584	862	1,446	10%	<b>526</b>	<b>776</b>
Other Potential Sites	869	1,495	2,364	15%	<b>739</b>	<b>1,271</b>
Small Windfall Sites (97/ year from from 2024)	97	97 per year	n/a	0	<b>97 (year 2024-25)</b>	<b>n/a</b>
<b>Total</b>	<b>4,386</b>	<b>n/a</b>			<b>4,097</b>	<b>2,350 plus small sites from year 2025 onwards</b>

*Note: the discounted figures above do not add up precisely because of rounding*

5.10 The 5-year supply for 2020-25 of **4,097** dwellings (after discount) is almost equal to the 5-year requirement in the BCCS. 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.

5.11 This is less than the 5-year requirement (plus 5%) under the standard method of 4,631. However, this is primarily the result of the very low number of completions in 2020-21 as a result of Covid. Over 1,100 dwellings are currently under construction and, combined with sites allocated in the SAD that are expected to be completed by 2026, means that **the 5-year supply for the period 2021-26 is 4,827 dwellings**, as shown in the trajectory below. This exceeds the 5-year requirement.

### **Stage 5 – Final Evidence Base**

5.12 A list of all potential housing sites is attached below. This is divided into the four sources (a) to (d) described above. 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".

## **APPENDIX**

### **Black Country SHLAA Stakeholder Panel & Terms of Reference**

#### **List of Current Members**

<b>Company / Organisation</b>
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.

## **6. 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 completed in 2020-21**

These sites are not shown on the map below

Site Reference	Site Name	Total Dwellings on Site	Completions 2020-21
HO0087	Former Mary Elliott School, Brewer Street	62	6
HO0306	Darlaston Multi-Purpose Centre Site, Victoria Road/ Slater Street, Darlaston	30	7
HO1185	The Manor Club, Harper Street, Willenhall, Walsall, WV13 1SW	3	3
HO1209	523 BLOXWICH ROAD, WALSALL, WS3 2XD	2	2
HO1243	51 Charlemont Road, Walsall WS5 3NQ	1	1
HO1249	Land Rear of 30-34 Haley Street, Willenhall	1	1
HO1273	LAND REAR OF 15, GREEN LANE, PELSALL, WALSALL, WS3 4PA	1	1
HO1292	NEHEMIAH COURT, 38, BATH ROAD, WALSALL	1	1
HO1339	REGINA COURT, BRIDGE STREET, WALSALL, WS1 1JG	27	27
HO1404	158, LICHFIELD ROAD, SHELFIELD	1	1
HO1633	5, KINNERLEY STREET, WALSALL, WS1 2LD	3	2
HO1646	90 Watling Street, Newtown WS8 6JS	1	1
HO1650	25 Woodlands Avenue, Walsall WS5 3LN	1	1
HO1712	2B Poplar Road, Brownhills, Walsall WS8 6AJ	2	2
HO1743	224, CHESTER ROAD, STREETLY, SUTTON COLDFIELD, B74 3NA	1	1
HO1760	4 , Ravenscroft Road, Willenhall, WV12 4LY	1	1

HO1934	Adj 8 Oaklands Way, Pelsall WS3 4BG	1	1
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### Sites under construction

Site Reference	Site Name	Total Dwellings on Site	Dwellings still to be completed	Completions 2020-21
HO0014a	Pinson Road (Little London School), Willenhall	20	20	0
HO0027	Goscote Lodge Crescent (Site B), Goscote	407	394	13
HO0066a	Former Harvestime Bakery, Raleigh Street, Walsall	88	88	0
HO0160	FORMER TANNERY P.H.,BURROWES STREET,WALSALL,WS2 8NX	10	6	4
HO0173	LAND AT 232 LICHFIELD ROAD, WILLENHALL	25	2	0
HO0177	LAND AT BERKLEY CLOSE AND COTTLE CLOSE, REAR OF 31-59 EDINBURGH AVENUE,BENTLEY,WALSALL	16	6	0
HO0181	LAND AT FORMER CAPARO WORKS, BETWEEN THE WYRLEY & ESSINGTON CANAL AND MINER STREET, WALSALL	252	252	0
HO0208	Stencill's Farm (Caravan Storage Site), Mellish Road, Walsall	12	2	10
HO0303	LAND (INCLUDING FACTORY COMPLEX AP (UK)) AT HEATHFIELD LANE WEST, DARLASTON	207	104	18
HO0316	Premier Aftercare, The Green, Darlaston	24	13	11
HO0323	1 and 3 Woodside Road & 1 and 3 Woodside Close, Walsall	6	1	0
HO1037	FORMER CHAMBERLAIN & HILL, REEVES STREET	69	46	0
HO1040	FORMER BRIDGEWATER P.H.,STONEY LANE,LITTLE BLOXWICH,WALSALL,WS3 3QY	18	11	0
HO1041	PINFOLD/MILL STREET	22	17	0
HO1043	REVIVAL STREET (Precision Close)	24	12	0
HO1058	At corner of Old Birchills and Reedswood Close - to rear and side of Rose and Crown Public House,Old Birchills,Walsall.	6	4	0
HO1060	87 STAFFORD STREET, WALSALL	4	4	0
HO1066	263 LICHFIELD ROAD, WALSALL WS4 1EB	2	2	0



HO1068	LAND ADJ. AND REAR OF 830 CHESTER ROAD, ALDRIDGE, WS9 0LS	4	2	0
HO1075	ASTOR ROAD	1	1	0
HO1078	LAND BETWEEN 20 & 22 CASTLE ROAD,WALSALL,WS9 9BY	1	1	0
HO1083	365/365A PLECK ROAD, WALSALL, WS2 9HD	1	1	0
HO1084	THE HAWTHORNS, CARTBRIDGE LANE, WALSALL, WS4 1SB	1	1	0
HO1086	LAND ADJACENT TO 241,LICHFIELD ROAD,SHELFIELD	1	1	0
HO1088	41 BROADWAY,WALSALL,WS1 3EZ	1	1	0
HO1091	13 LEIGHSWOOD AVENUE, WALSALL WS9 8AT	1	1	0
HO1093	1-3 West Bromwich Street, Walsall WS1 3HS	1	1	0
HO1095	71 Skip Lane, Walsall WS5 3LP	1	1	0
HO1099	HORSE AND JOCKEY, BLOXWICH ROAD, WALSALL, WS2 8BU	1	1	0
HO1100	17 PARK HALL ROAD,WALSALL,WS5 3HF	1	1	0
HO1121	100 & 101, UNION STREET, WILLENHALL, WV13 1PA	11	11	0
HO1132	42, 43 & 44 BUTTS ROAD & REAR OF 5 WESTBOURNE STREET, WALSALL, WS4 2BW	11	11	0
HO1133	144 WALSTEAD ROAD	7	7	0
HO1146	Rear of No. 79, 80, 81, ABLEWELL STREET, WALSALL, WS1 2EU	6	6	0
HO1165	Foxhills Farm,Beacon Road,Aldridge,WS9 0QP	4	4	0
HO1189	MILL STREET, DARLASTON (land rear of Nelson Inn and 24 to 26 Wolverhampton Street)	4	4	0
HO1192	43 FOLEY ROAD EAST,WALSALL,B74 3HR	2	1	0
HO1217	64 , Spring Road, SHELFIELD, WS4 1QQ	2	1	0
HO1218	SANDWELL HOUSE, 1-31 SANDWELL STREET, WALSALL, WS1 3DS	0	1	0
HO1233	TOWER HOUSE, 11A, SUTTON ROAD, WALSALL, WS1 2PA	1	1	0
HO1237	38 EASTBOURNE STREET,WALSALL,WS4 2BN	2	1	0
HO1245	LAND BETWEEN 13 AND 19,WEST BROMWICH STREET,WALSALL,WS1 4BP	1	1	0
HO1247	Land between 6 and 14 Foundry Lane,Pelsall,Walsall,WS3 4QH.	1	1	0

HO1250	20, Bell Road, Walsall, Walsall, WS5 3JW	1	1	0
HO1251	LAND ADJACENT NO 5, HALL STREET, WALSALL	1	1	0
HO1285	24, WOODLANDS AVENUE, WALSALL, WS5 3LN	1	0	0
HO1286	PORTLAND BUILDINGS, PORTLAND ROAD, ALDRIDGE, WALSALL, WS9 8PR	6	1	0
HO1288	LAND ADJ 60 HOWDLES LANE, BROWNHILLS, WALSALL, WS8 7PL	1	1	0
HO1387	13 REEVES STREET, WALSALL, WS3 2DQ	2	2	0
HO1434	LAND ADJACENT 15 GOSCOTE ROAD, WALSALL, WS3 4LE	1	1	0
HO1435	LAND ADJ. THORN TREES, SCOTT ROAD, WALSALL, WS5 3JN	1	1	0
HO1442	Keepers Cottage off Nether Hall Avenue, Great Barr, B46 1JU	1	0	0
HO1467	Sunnyside Farm, Northgate, Aldridge	62	31	31
HO1634	36A, REEVES STREET, BLOXWICH, WALSALL, WS3 2DQ	1	1	0
HO1670	The Vicarage, Dale Street, Walsall WS1 4AN	7	6	0
HO1682	71, BROADWAY, WALSALL, WS1 3EZ	1	0	0
HO1683	LAND OPPOSITE ALDRIDGE FIRE STATION, FORMERLY 38 NORTHGATE, WALSALL WOOD	1	1	0
HO1694	84, PARK HALL ROAD, WALSALL, WS5 3HS	1	1	0
HO1703	98 Old Town Lane, Pelsall, Walsall WS3 4LZ	1	1	0
HO1745	LAND ADJACENT 4, HALEY STREET, WILLENHALL	2	2	0
HO1762	LAND AT SHIRE OAK INN, 261, LICHFIELD ROAD, WALSALL WOOD, WALSALL, WS9 9PB	2	2	0
HO1765	380, SUTTON ROAD, WALSALL, WS5 3BA	1	0	0
HO1887	72, ANGLESEY ROAD, BROWNHILLS, WALSALL, WS8 7NX	1	1	0
HO1891	82, FRIEZLAND LANE, BROWNHILLS, WALSALL, WS8 7DA	2	2	0
LC12A	LAND ADJACENT TO 64 HIGH STREET, MOXLEY	6	6	0

**Sites with Valid Planning Permission (as at 31/3/21)**

Site Reference	Site Name	Full or Outline	Delivery Comments	Dwellings
HO0029	Goscote Lane Copper Works, Goscote	Full	Large site in housing renewal area. Reclamation work is underway. SAD allocation is for 395 but capacity reduced to match latest planning application	263
HO0150	British Lion Works, Forest Lane, Walsall	Full	capacity reduced in line with latest permission	16
HO0162b	Villiers Street (AJM Buildings), Willenhall	Full	potential for development in conjunction with adjacent sites and as part of Willenhall district centre	9
HO0205	Corner of Edison Road and Arkwright Road, Beechdale, Walsall	Full	Cleared site in residential area. Current planning application	9
HO0217b	Former Lane Arms Public House corner of Bentley Road North, Wolverhampton Road West, Walsall	Full		12
HO1009	Argyle Works, Navigation Street, Greatrex Works, Marsh Street, and William House, Marsh Lane, Walsall (Saddlers Quay)	Full	site merged with HO1008 following grant of planning permisison 17-1-2019	222
HO1051a	88, STAFFORD STREET, WALSALL, WS2 8DU	Full		1
HO1101	69-72 WEDNESFIELD ROAD, WILLENHALL	Full	Was ELR Category 4 but site now has planning permission for residential. However, site is too small to allocate for housing in SAD	4
HO1106	QUEENS HEAD, CHURCH STREET, BLOXWICH, WALSALL, WS3 3JQ	Full		2
HO1123	Former Aldridge Magistrates Court, Rookery Lane, Aldridge, Walsall	Full	In district centre. Planning permission included offices which have been	9

			completed. Permission therefore remains valid	
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	permission 18/0667 adds an additional ground floor flat in place of taxi office in number 23. 18/1218 adds a further flat to 21c	11
HO1128	Land Rear of 3 Church Road to 39 High Street, Brownhills.	Full		8
HO1134	LAND ADJACENT, 35 ROWLAND STREET, WALSALL,	Full	Site combined with adjacent site HO1411 (07/1784/FL/W2_5612)	7
HO1174	135, ERDINGTON ROAD, ALDRIDGE, WALSALL, WS9 0RT	Full		4
HO1211	6-10, CHURCH ROAD, BROWNHILLS, WALSALL, WS8 6AA	Full		3
HO1221	13, CHURCH ROAD, BROWNHILLS, WALSALL, WS8 6AA	Full		2
HO1229	86B WALSALL ROAD, WEDNESBURY, WEST MIDLANDS, WS10 9JT	Full		1
HO1244	2, DANEWAYS CLOSE, STREETLY, SUTTON COLDFIELD, B74 3NL	Full		1
HO1248	352 WALSALL WOOD ROAD, WALSALL, WS9 8HL	Full	Conversion of garage to dwelling	1
HO1266	GARAGES ADJ. 2 SUNNYSIDE, WALSALL WOOD	Full		1
HO1272	LAND ADJACENT, 64 BORNEO STREET, WALSALL, WS4 2HY	Full		1
HO1283	53, CHARLEMONT ROAD, WALSALL, WS5 3NQ	Full		1

HO1284	BLEAK HOUSE, NEST COMMON, PELSALL, WALSALL, WS3 5AZ	Full		1
HO1289	28, SPRINGVALE AVENUE, WALSALL, WS5 3QB	Full	replacement dwelling	1
HO1304	31 BRADFORD STREET, WALSALL, WS1 3QA	Full		4
HO1340	37-38 BRADFORD STREET	Full		26
HO1356	7 PAULS COPPICE, BROWN HILLS, WALSALL, WS8 7DE	Full		8
HO1365	18-20 GOODALL STREET, WALSALL, WS1 1QL	Full	Prior notification for change of use of former offices. 18/1469 is for change of use to just 1 x 2b flat rather than 5 flats as previously approved	1
HO1366	23, HARRY PERKS STREET AND 32 WEBSTER ROAD, WILLENHALL, WV13 1BN	Full	shop to remain on part of ground floor	5
HO1371	36-37 GOODALL STREET, WALSALL, WS1 1QL	Full	latest planning application is prior approval notification	4
HO1372	THREE CROWNS P.H., SUTTON ROAD, WALSALL, WS5 3AX	Full		7
HO1380	29 and 35 BILSTON LANE, WALSALL, WV13 2QF	Full	PP 18/1670 is for conversion and new build to change from 1 to 4 dwellings. Site enlarged (was formerly just 35)	4
HO1383	47 & 41 Clarendon Street (land to rear), Bloxwich, Walsall WS3 2HT	Full		2
HO1474	Millfields Nursery School, Stoney Lane, Walsall, WS3 3DW	Full		14
HO1504	Eastbourne Street (adjacent 47)	Full	Outline planning permission for residential granted in 2000 (BC60275P)	3
HO1542	Former Petrol Filling Station, Queslett Road East	Full		53
HO1605	21 VICARAGE PLACE, WALSALL, WS1 3NA	Full	19/0604 is for 2 x 8 bed HMOs with total of two kitchens	4

HO1632	70 Nicholas Road (adjacent to), Streetly B74 3QS	Full		1
HO1663	96 Wood Lane, Streetly B74 3LT	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 dwellings to replace 1 existing	3
HO1674	LINCOLN HOUSE, LINCOLN ROAD, WALSALL WS1 2DZ	Full		4
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	change of use of former dental surgery to 4 bed HMO with 1 kitchen	1
HO1679	THE JEROME CHAMBERS, 30A, BRADFORD STREET, WALSALL, WS1 1PN	Full	Change of use to 19 bed HMO with 2 kitchens	2
HO1681	91, HIGH ROAD, WILLENHALL, WV12 4JN	Full		1
HO1684	61 GEORGE STREET, WALSALL, WS1 1RS	Full		2
HO1685	49, BIRCHOVER ROAD, WALSALL, WS2 8TU	Full	former play area	3
HO1686	38, ROSE HILL, WILLENHALL, WV13 2AU	Full	change of use of house to two flats	2
HO1687	34, SPRINGVALE AVENUE, WALSALL, WS5 3QB	Full	reppacement dwelling	1
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	replacement dwelling	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	replacement dwelling	1
HO1700	Old Kings Arms Club, 2 West Bromwich Street, Walsall WS1 4BW	Full	conversion from 1 flat to 4 on first floor	4
HO1701	13 Station Street, Darlaston WS10 8BG	Full	conversion of house to 2 flats	2
HO1702	90 Sheridan Street (rear of), Walsall WS2 9AQ	Full		1
HO1704	64 and 66 Lysways Street, Walsall WS1 3AA	Full	housing sites database incorporates two approvals, 16/1272 for 66 and 18/0009 for 64	7
HO1707	14 New Road, Willenhall WV13 2BG	Full		2
HO1714	Badgers Yard, Aldridge Road, Walsall	Full		7
HO1715	12 Ablewell Street, Walsall WS1 2EQ	Full	change of use of first floor to dwelling	1
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 new dwellings in place of 1 existing. Conversion of existing to three units	9
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	conversion from house to shop with two flats	2
HO1725	166 Clarkes Lane, Willenhall WV13 1HT	Full	replacement dwelling	1
HO1741	GOSCOTE HOUSE, GOSCOTE LANE, BLOXWICH, WALSALL, WS3 1SJ	Full		15
HO1744	42, ELDON STREET, WALSALL, WS1 2JP	Full		4

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	replacement dwelling	1
HO1750	255, BIRMINGHAM ROAD, WALSALL, WS5 3AA	Full	conversion from 5 bed HMO to 5 flats	5
HO1751	2, Regina Drive, Walsall, WS4 2HB	Full	replacement dwelling	1
HO1752	39, NOOSE LANE, WILLENHALL, WV13 3BX	Full		1
HO1753	FALCON GARAGE, 10 CHURCH STREET, WEDNESBURY	Full	formerly part of HO1321	4
HO1754	57, LODGE ROAD, WALSALL, WS5 3LA	Full	replacement dwelling	1
HO1755	LAND ADJACENT TO 16, BENTLEY LANE, WILLENHALL	Full		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	change of use of upper floors	1
HO1761	GARAGES ADJACENT 65, ALTON AVENUE, WILLENHALL	Full		2
HO1763	GARAGES BETWEEN 89 TO 91, ESSINGTON ROAD, WILLENHALL.	Full		2
HO1764	67, WOOD LANE, STREETLY, SUTTON COLDFIELD, B74 3LS	Full	replacement dwelling	1
HO1850	Garages Rear Of, 2 Lime Avenue, Bentley, WS2 0JA	Full		2



HO1866	GARAGES OFF SHANNON DRIVE, REAR OF 2-8 KENNET CLOSE, BROWNHILLS	Full		1
HO1876	GARAGES, MOSSLEY CLOSE, BLOXWICH	Full		2
HO1877	GARAGES ADJACENT TO NO 7, FEREDAY ROAD, WALSALL WOOD	Full		5
HO1878	12, WELLINGTON ROAD, WALSALL, WS5 3JH	Full		1
HO1879	25, PARK STREET, WALSALL, WS1 1LY	Full		3
HO1880	GARAGES OFF CRESSWELL CRESCENT, CRESSWELL CRESCENT, BLOXWICH	Full		5
HO1881	12, SKIP LANE, WALSALL, WS5 3LL	Full		1
HO1883	LAND ADJACENT TO 139, SHANNON DRIVE, BROWNHILLS	Full		2
HO1884	37-39, CASTLEVIEW ROAD, MOXLEY, BILSTON, WV14 8LW	Full		4
HO1885	BEACON DAIRY FARM, DOE BANK LANE, GREAT BARR, WALSALL, WS9 0RQ	Full		14
HO1888	48, REAYMER CLOSE, WALSALL, WS2 7FE	Full	Permission is limited to occupation by showperson. Dwelling is to replace mobile home	1
HO1889	190, THORNHILL ROAD, STREETLY, SUTTON COLDFIELD, B74 2EP	Full	replacement dwelling	1
HO1890	14 , Lilac Avenue, Streetly, B74 3TH	Full		1
HO1892	11, FEATHERSTON ROAD, STREETLY, SUTTON COLDFIELD, B74 3JW	Full	replacement dwelling	1
HO1893	LAND TO THE REAR OF 109 TO 121, SCARBOROUGH ROAD, WALSALL	Full		2
HO1894	RAILSWOOD MEADOW, RAILSWOOD DRIVE, PELSALL, WALSALL, WS3 4BE	Full		1
HO1895	229, BROADWAY NORTH, WALSALL, WS1 2PY	Full	replacement dwelling	1

HO1896	10, WHITEHORSE ROAD, BROWNHILLS, WALSALL, WS8 7PD	Full		6
HO1897	74 , Mellish Road, Walsall, WS4 2EB	Full	replacement dwelling	1
HO1899	Land at Junction of Paddock Lane/Holtshill Lane,Walsall	Full		0
HO1901	Land adj 48 Portsea Street, Walsall	Full		2
HO1902	95, ABLEWELL STREET, WALSALL, WS1 2EU	Full	conversion from one to three flats/ bedsits on first and second floors	3
HO1903	32, LICHFIELD STREET, WALSALL, WS1 1TJ	Full	prior approval	1
HO1904	10 , Queens Road, Walsall, WS5 3NF	Full	replacement dwelling	1
HO1906	61, TYLER ROAD, WILLENHALL, WV13 2JF	Full		1
HO1907	38-39, Lichfield Street, WALSALL, WS1 1TJ	Full	prior approval	9
HO1908	114, Lichfield Street, Walsall, WS1 1SZ	Full		2
HO1909	3, Norman Road, Walsall, WS5 3QJ	Full	prior approval for demolition	0
HO1910	LAND TO THE REAR OF YEMSCROFT, LICHFIELD ROAD, RUSHALL	Full		1
HO1911	LAND ADJACENT TO 68, BEEHCROFT CRESCENT, STREETLY, SUTTON COLDFIELD, B74 3SH	Full		1
HO1912	5, EDINBURGH ROAD, WALSALL, WS5 3PQ	Full	replacement dwelling	1
HO1913	FORMER GARAGES AND LAND OFF SELBY WAY, FOUNTAINS WAY, BLOXWICH	Full		6
HO1914	GARAGES OFF, MARGAM CRESCENT, BLOXWICH	Full		4
HO1915	131, MILTON STREET, WALSALL, WS1 4LW	Full	conversion of house to 2 flats	2
HO1916	18-20, NAVIGATION STREET, WALSALL, WS2 9LT	Full	prior approval	4
HO1917	41, LICHFIELD STREET, WALSALL, WS1 1UT	Full		4
HO1921	11-12, NEW ROAD, WILLENHALL, WV13 2BL	Full		9

HO1922	CAR PARK REAR OF 160 TO 174, WESTBROOK AVENUE, ALDRIDGE	Full		2
HO1923	11, GLOUCESTER ROAD, WALSALL, WS5 3PL	Full		1
HO1924	74, WALSALL ROAD, DARLASTON, WEDNESBURY, WS10 9JT	Full		5
HO1925	56 , Broadway North, Walsall, WS1 2QQ	Full		4
HO1926	84, FOLEY ROAD WEST, STREETLY, SUTTON COLDFIELD, B74 3NP	Full		1
HO1927	50, GLEBE STREET, WALSALL, WS1 3NX	Full		2
HO1928	178, VICTORIA AVENUE, BLOXWICH, WALSALL, WS3 3ET	Full		2
HO1929	54, VALLEY ROAD, STREETLY, SUTTON COLDFIELD, B74 2JE	Full		1
HO1930	19-20, VICARAGE PLACE, WALSALL, WS1 3NA	Full		9
HO1931	BEECHDALE COMMUNITY HOUSING ASSOCIATION, CHILTON HOUSE, STEPHENSON AVENUE, WALSALL, WS2 7EU	Full		12
HO1932	70, STAFFORD STREET, WILLENHALL, WV13 1RT	Full		1
HO1942	44A, BRADFORD STREET, WALSALL, WS1 3QA	Full		2
HO1943	GLEBE HOUSE, GLEBE STREET, WALSALL, WS1 3LT	Full		36
HO1944	57, STAFFORD STREET, WALSALL, WS2 8DR	Full	change fo use of ground floor to retail	1
HO1945	2 , Woodlands Avenue, Walsall, WS5 3LN	Full	replacement dwelling	1
HO1946	515, SUTTON ROAD, WALSALL, WS5 3AX	Full	replacement dwelling	1
HO1947	27, FEATHERSTON ROAD, STREETLY, SUTTON COLDFIELD, B74 3JW	Full		1

HO1948	110 , Greenside Way, Walsall, WS5 4BH	Full	replacement dwelling	1
HO1949	332 , Wolverhampton Road West, Willenhall, WV13 2RN	Full		1
HO1950	Land adjacent 44 Mill Lane, Willenhall	Full		1
HO1951	61 , Manor Road, Streetly, B74 3NF	Full		11
HO1952	64A, WEST BROMWICH ROAD, WALSALL, WS1 3HS	Full		4
HO1953	Land between 22 & 24, Lysways Street, Walsall, WS1 3AQ	Full		1
HO1954	LAND BETWEEN 16 AND 18, BLOCKALL, DARLASTON	Full		1
HO1955	99, MELLISH ROAD, WALSALL, WS4 2DF	Full		1
HO1956	162-162A, Lichfield Road, Brownhills, WS8 6JB	Full	Permission is for 8 bedsits on 2 floors with kitchen on each floor	2
HO0037	Bentley Road North (corner of King Charles Avenue), Bentley	Outline	Dwelling mix based on reserved matters application	23
HO0180	LAND AT CHURCHILL ROAD AND KENT ROAD TO THE REAR OF 2-14 KENT ROAD AND 201-205 CHURCHILL ROAD, BENTLEY, WALSALL	Outline	Site boundary and housing capacity based on outline planning permission. Part of site is within SLINC. Sewer beneath part of site	26
HO1364	74 & 75 Stafford Street, Willenhall, WV13 1RT	Outline		9
HO1673	Silver Birches, 1 Charlemont Close, Walsall WS4 3ND	Outline		1
HO1676	Kings Head, Ingram Road, BLOXWICH, WS3 1LU	Outline	dwelling in former garden of pub allowed on appeal	1
HO1706	57 Lichfield Road (land to rear), Bloxwich, Walsall WS3 3LT	Outline		1
HO1766	12-14, LOWER LICHFIELD STREET, WILLENHALL, WV13 1PX	Outline	replacement dwellings	3
HO1875	124 , St Pauls Crescent, Pelsall, WS3 4ET	Outline		1

HO1941	LAND ADJACENT, 11 SPRINGFIELDS, RUSHALL, WALSALL	Outline		4
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### Lapsed Planning Permissions

Site Reference	Site Name	Delivery Comments	Total Dwellings	Expected Delivery 2020-2025	Expected Delivery post 2025
HO0221	GEORGE CARTER PRESSINGS LTD,CLOTHIER STREET, WILLENHALL, WV13 1BG		27	27	0
HO0322b	ROWLEY VIEW, MOXLEY (Former Highgate Arms)	Former Highgate Arms Pub.	11	11	0
HO1102	LAND TO THE REAR OF 51-61 WOOD LANE, WILLENHALL, WALSALL, WV12 5NF		5	5	0
HO1103	68 Harden Road and land to the rear of 70 Harden Road, Walsall		5	5	0
HO1104	HORSE AND JOCKEY, 33, WALSALL ROAD, DARLASTON, WEDNESBURY, WS10 9JS		4	4	0
HO1105	LAND REAR OF 9, BASLOW ROAD, BLOXWICH		3	3	0
HO1107	35, GREAT BRIDGE ROAD, BILSTON, WV14 8LG		2	2	0
HO1108	16, COPPY HALL GROVE, ALDRIDGE, WALSALL, WS9 8RP		1	1	0
HO1109	SADDLERS ARMS, FISHLEY LANE, BLOXWICH, WALSALL, WS3 3PS		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	Surplus council land in local centre. Potential for combined development with adjoining former library and open space.	12	12	0
HO1119	145-147, LICHFIELD STREET, WALSALL, WS1 1SE		12	12	0
HO1120	Former Roapp Hall, Dorsett Road Terrace, Darlaston		11	11	0
HO1124	CASTLEFORT GRANGE, 39 CASTLEFORT ROAD, WALSALL WOOD		9	9	0
HO1129	RUDGE CLOSE GARAGES, SHORT HEATH		8	8	0
HO1131	33 MARKET PLACE,WILLENHALL,WV13 2AA		8	8	0
HO1137	Alexander House, 52 , Bradford Street, WALSALL, WS1 3QD		7	7	0
HO1140	THE SUBSTATION, PARK LANE, DARLASTON WS10 9SE	PP is for 30 bedrooms but with 6 communal kitchens so capacity stated as 6	6	6	0
HO1142	BURLEIGH HOUSE, 2, BOX STREET, WALSALL, WS1 2JR		6	6	0
HO1145	LANTERN HOUSE, 129-130, LICHFIELD STREET, WALSALL, WS1 1SY	Planning permission subsequently granted for change of use to budget hotel (18/0212)	6	6	0
HO1149	74 BRADFORD STREET, WALSALL WS1 3QD	Change of use of upper floor. AAP identifies site for mixed town centre uses	5	5	0

HO1150	35 , Wood Lane, WILLENHALL, WV12 5NE	conversion of house to 5 apartments	5	5	0
HO1152	17,LYSWAYS STREET,WALSALL,WEST MIDLANDS,WS1 3AG	conversion from house to 4x1 bed flats and 1xbedsit	5	5	0
HO1153	FORMER LIBRARY, BRICKILN STREET		4	4	0
HO1154	18-23 Stafford Street, Willenhall, WV13 1TG		4	4	0
HO1155	CHARNWOOD CLOSE, MOXLEY		4	0	4
HO1158	FORMER GARAGE SITE, KENNET CLOSE,WALSALL		4	4	0
HO1159	LAND SOUTH OF 2 GREEN LANE, WALSALL		4	4	0
HO1161	PLECK EYE CARE CENTRE, 252, WEDNESBURY ROAD, WALSALL, WS2 9QN	2 storey side extension to provide 2 flats above retail unit and 2 flats above existing in place of 1 existing flat	4	4	0
HO1162	73 BRIDGE STREET,WALSALL,WS1 1JQ		4	4	0
HO1164	481, Bloxwich Road, Walsall, WS3 2XA	change of use of house to 4 flats	5	4	0
HO1166	FORMER ABBERLEY HOTEL 27-31,BESCOT ROAD,WALSALL,WS2 9AD	Planning permission is for 32-bedroom shared accommodation (HMO) but sub-divided into approx 4 sections so classed as 4 dwellings for housing number purposes	4	4	0
HO1168	4 Cross Street, Willenhall, WV13 1PG		4	4	0
HO1169	LAND REAR OF 56 TO 62, WEDNESBURY ROAD, WALSALL		4	4	0
HO1170	DKR ACCOUNTANTS, 36, LICHFIELD STREET, WALSALL, WS1 1TJ		4	4	0

HO1172	6-12 IDA ROAD,WALSALL,WEST MIDLANDS,WS2 9SR	Change of use from offices to supported living accommodation	4	4	0
HO1173	168-169, STAFFORD STREET, WALSALL, WS2 8EA		4	4	0
HO1175	LAND ADJACENT 99, WOOD LANE, PELSALL	site separated from former Free Trade PH following 2017 planning permission	3	3	0
HO1176	2 SPRINGFIELDS, RUSHALL, WALSALL, WS4 1JT		3	3	0
HO1178	34,CAMDEN STREET,WALSALL,WS1 4HF		3	3	0
HO1179	312 PLECK ROAD,WALSALL,WS2 9EY		3	3	0
HO1180	CASH GENERATOR, 18, Bradford Street, Walsall, Walsall, WS1 1PB		3	3	0
HO1187	123-127, WALSALL ROAD, DARLASTON, WEDNESBURY, WS10 9JU		3	3	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	Planning permission is for pair of semi-detached houses to replace single bungalow	2	2	0
HO1197	234 LICHFIELD ROAD, WILLENHALL, WV12 5BG		2	0	2
HO1200	6 Ashtree Road, Pelsall WS3 4LR	Conversion of 4 bed house to a 2 bed house and 1 bed flat	2	0	2
HO1202	53, BELL LANE, WALSALL, WS5 4PU	conversion from one house to two flats	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	permission is for extension to public house to form 2 flats	2	2	0
HO1206	307 WOLVERHAMPTON ROAD,WALSALL,WS2 8RL		2	2	0
HO1207	8, WEBSTER ROAD, WALSALL, WS2 7AL	conversion of house to two flats	2	2	0
HO1210	107-108, The Green, DARLASTON, WS10 8JP		2	2	0
HO1212	62, WESTON CRESCENT, ALDRIDGE, WALSALL, WS9 0HB	replacement of existing dwelling with one house and one bungalow	2	1	0
HO1214	22 STAFFORD STREET, WALSALL, WS2 8DG		2	2	0
HO1215	Unit CU1, Art Court, Navigation Street, Walsall	conversion of vacant units to residential	2	2	0
HO1216	63, CHARLEMONT ROAD, WALSALL, WS5 3NQ	Two dwellings in place of existing house	2	2	0
HO1219	2, JESSON ROAD, WALSALL, WS1 3AS	conversion of house to 2 flats	2	2	0
HO1220	ZAKS INTOWN CABS, INTOWN, WALSALL, WS1 1SQ	Change of use to 1 5-bed HMO and 1 bedsit	2	2	0
HO1223	HEATHFIELD LANE WEST (BETWEEN 56 AND 56A/B)	Boundary of site revised to match fence position	1	1	0
HO1224	122 PELSALL ROAD,WALSALL,WS8 7DP		1	1	0
HO1225	23 Green Lane, Walsall Wood, Walsall	latest permission 16/1606 enlarges site area to include land in green belt	1	1	0

HO1226	R/O ARBORETUM LODGE, 16 BLAKENALL LANE		1	1	0
HO1227	35 PRINCES AVENUE,WALSALL,WS1 2DG		1	1	0
HO1228	14 MARKET PLACE, WILLENHALL, WV13 2AA		1	1	0
HO1230	LAND ADJACENT 2 SIMMONDS PLACE, WEDNESBURY, WS10 8BN		1	1	0
HO1231	ALDRIDGE COURT FARM, LITTLE ASTON ROAD	In Green Belt, but planning permission is to replace existing buildings	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
HO1238	LAND BETWEEN 19 AND 21, GLADSTONE STREET, WALSALL, WS2 8BL	site is vacant area previously within Hospital Street development to west	1	1	0
HO1240	Beacon Farm, Pinfold Lane, Walsall, WS9 0QS	Farm managers house.	1	1	0
HO1241	47 Gorway Road, Walsall WS1 3BE	Replacement Dwelling, but subsequent permission (18/1203) for change of use to C2 residential care home	1	1	0
HO1253	1, Mob Lane, Pelsall, Walsall, WS4 1BB		1	1	0
HO1255	37, Field Maple Road, STREETLY, SUTTON COLDFIELD, Walsall, B74 2AD		1	1	0

HO1257	11, HIGH STREET, WALSALL, WS1 1QW		1	1	0
HO1260	1, FOLEY CHURCH CLOSE, STREETLY, SUTTON COLDFIELD, B74 3JX		1	1	0
HO1261	2, CHURCH STREET, DARLASTON, WEDNESBURY, WS10 8DS		1	1	0
HO1263	40 , High Street, CLAYHANGER, WS8 7EA	Change of use of rear of hairdressers to separate flat	1	1	0
HO1267	251, BIRMINGHAM ROAD, WALSALL, WS5 3AA	single-storey extension to form studio flat	1	1	0
HO1268	43, GOODALL STREET, WALSALL, WS1 1QJ		1	1	0
HO1269	17, ELMSTEAD CLOSE, WALSALL, WS5 3BT		1	1	0
HO1270	C J PETTY LTD, 175, HIGH STREET, BROWNHILLS, WALSALL, WS8 6HG		1	1	0
HO1271	191, WATLING STREET, BROWNHILLS, WALSALL, WS8 7JU		1	1	0
HO1274	6, LINFORTH DRIVE, STREETLY, SUTTON COLDFIELD, B74 2EQ		1	1	0
HO1275	10, NEW ROAD, WILLENHALL, WV13 2BG		1	1	0
HO1276	THE SNEYD, 67, VERNON WAY, BLOXWICH, WALSALL, WS3 2LU		1	1	0
HO1277	19, ELIZABETH ROAD, WALSALL, WS5 3PF	replacement dwelling	1	1	0
HO1279	HOUSE IN THE WOOD, STREETLY WOOD, STREETLY, SUTTON COLDFIELD, B74 3DQ		1	1	0

HO1281	2, BRABHAM CRESCENT, STREETLY, SUTTON COLDFIELD, B74 2BN		1	1	0
HO1282	395, BIRMINGHAM ROAD, WALSALL, WS5 3NU		1	1	0
HO1287	85, WILLENHALL STREET, DARLASTON, WEDNESBURY, WS10 8NG		1	1	0
HO1290	Land adjacent to 337, WEST BROMWICH ROAD, WALSALL, WS5 4NR		1	1	0
HO1316	Great Barr Hall	Estimated housing capacity based on lapsed planning permission for conversion of existing building. Does not include any proposals for enabling development.	11	0	11
HO1319	THE MILESTONE PUBLIC HOUSE, ESSINGTON ROAD, WILLENHALL, WV12 5DT	Lapsed planning permission. Developable part of site and number of dwellings is too small to allocate for housing in SAD	6	0	6
HO1320	52 HIGH ROAD	In local centre. Site is too small to allocate for housing in SAD	4	0	4
HO1321	FALCON GARAGE, 10 CHURCH STREET, WEDNESBURY	Lapsed pp. Site too small to allocate for housing by itself but would be developable with open space to rear (site CH62). Site split from area to east (latter is now HO1753)	4	0	4
HO1322	LAND ADJOINING HERBERTS PARK TAVERN, FORGE		4	0	4

	ROAD,DARLASTON,WEST MIDLANDS, WS10 8QU				
HO1323	TAME STREET EAST	Lapsed planning permission. Site too small to allocate for housing in SAD. Potential to provide alternative access from Hawes Road	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
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	Current planning permission but site is too small to allocate in SAD. In Flood Zone 2	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	2 dwellings to replace 1	1	0	1

HO1338	49 CHARLEMONT ROAD,WALSALL,WS5 3NQ		1	0	1
HO1342	MURCO SERVICE STATION, PINFOLD STREET, DARLASTON	Lapsed planning permission. Potential for development with builders' yard to rear	16	0	16
HO1346	POOL STREET (site of former 12 to 15)	Lapsed planning permission but site has been cleared.	10	10	0
HO1347	STATION STREET WMC, 119 MILTON STREET,WALSALL,WS1 4LW		10	0	10
HO1348	RYECROFT VILLAS, PROFFITT STREET, WALSALL	Occupied vehicle workshop	9	0	9
HO1349	LAND REAR OF 17-33 STAFFORD ROAD, BLOXWICH, WS3 2JR	Attractive site with access off recently completed Bloxwich Engineering site to west	9	0	9
HO1351	THE BELLE VUE ,MOAT ROAD,WALSALL,WS2 9PR	Current planning permission. Site too small to allocate in SAD	9	0	9
HO1352	LAND BETWEEN 108 AND 120 COLTHAM ROAD, WILLENHALL	Lapsed planning permission. WMBC owned. Site too small to allocate in SAD	9	0	9
HO1353	CALDMORE GREEN CLUB, 19 WEST BROMWICH STREET, WALSALL, WS1 4BP	In local centre. Current planning permission. Site too small to allocate in SAD	9	0	9
HO1355	25,CROFT STREET,WILLENHALL,WALSALL,WEST MIDLANDS,WV132NU	Too small to allocate by itself, but could be added to "consider for release" employment site to south if this was reallocated as housing	8	0	8
HO1357	192 LICHFIELD ROAD, BROWNHILLS, WALSALL	Lapsed planning permission. Existing housing adjacent	8	0	8
HO1358	ADJ 44 BULL LANE, DARLASTON	Lapsed planning permission. Site is surrounded by housing but too	6	0	6

		small to allocate. May be mineshaft(s) on site?			
HO1359	152 BEACON ROAD, GREAT BARR	Planning permission for flats over shops allowed on appeal	6	0	6
HO1360	ANCHOR HOUSE, ANCHOR ROAD, ALDRIDGE		6	0	6
HO1361	35 ARBORETUM ROAD,WALSALL,WS1 2QH	Lapsed planning permission but in attractive residential area. Site is too small to allocate in SAD	5	0	5
HO1362	61-65 LYSWAYS STREET AND 32-36 BIRMINGHAM ROAD,WALSALL,WEST MIDLANDS	Lapsed planning permission but site is surrounded by residential development including similar flats. Too small to allocate in SAD	5	0	5
HO1363	9 UPPER LICHFIELD STREET, WILLENHALL, WV13 1PB		5	0	5
HO1367	7, Lysways Street, Walsall, Walsall, WS1 3AG	PP is for change of use from HMO to 5 flats. HMO has no pp so treated as single dwelling for housing monitoring purposes	5	0	5
HO1368	257-258,STAFFORD STREET,WALSALL,WEST MIDLANDS,WS2 8DF	In Walsall Town Centre AAP area. Lapsed planning permission	4	0	4
HO1369	40 BAYNTON ROAD, WILLENHALL	Lapsed planning permission. Site too small to allocate in SAD. In residential area. Site is developable if mine working has been addressed	4	0	4
HO1370	LAND ADJACENT FURLONG HOUSE, LANTON CLOSE, BLOXWICH	Current planning permission for specialist housing. Site is next to similar recently completed	4	0	4

		schemes but is too small to allocate in SAD			
HO1373	107 CHAPEL LANE, GREAT BARR	Current planning permission but site is too small to allocate in SAD	4	0	4
HO1374	CAIRNS STREET	Lapsed planning permission. Vacant site surrounded by housing but too small to allocate in SAD	3	0	3
HO1375	89 ABLEWELL STREET,WALSALL,WS1 2EU	Construction may have commenced (see B Regs), but no inspections since 2009	3	3	0
HO1376	180 HALL LANE,WALSALL WOOD,WALSALL,WS9 9AR	Lapsed planning permission. Attractive residential area but site is too small to allocate in SAD	3	3	0
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	Lapsed planning permission. Site is too small to allocate in SAD. Building Regs submitted but construction does not appear to have commenced	2	0	2
HO1381	14 SAMUEL STREET,WALSALL,WS3 2EU	Lapsed planning permission in Bloxwich District Centre	2	0	2
HO1382	3A,ABLEWELL STREET,WALSALL	lapsed permission but approved development remains compatible with AAP allocation	2	0	2
HO1384	60 PINFOLD STREET,DARLASTON,WS10 8TE	Lapsed planning permission. Site is too small to allocate in SAD	2	0	2
HO1385	321-323 PLECK ROAD,WALSALL,WS2 9HD		2	0	2



HO1386	140 THORNHILL ROAD	Lapsed planning permission. Too small to allocate in SAD	2	0	2
HO1388	THE SPRING COTTAGE, LICHFIELD ROAD, SHELFIELD WS4 1PS	Current planning permission for flats above shop (converted from former pub) in local centre. Shop on ground floor has been completed	2	0	2
HO1389	57, 59, 61 High Road, Lane Head, Willenhall	Current planning permission. Flats above shops in local centre	2	0	2
HO1390	LAND AT 14A HOLLY CLOSE,WILLENHALL,WV12 5RR		2	0	2
HO1392	39A FOLEY ROAD EAST, SUTTON COLDFIELD, B74 3HR	Current planning permission. Site is too small to allocate in SAD	2	0	2
HO1393	GREEN LANE STORE, 7 GREEN LANE, SHELFIELD WS4 1RN	Current planning permission. Site is in local centre but too small to allocate for housing in SAD	2	0	2
HO1394	1 WOLVERSON ROAD, WALSALL, WS9 9JE		2	0	2
HO1395	50 HOLDEN CRESCENT, WALSALL, WS3 1QA	Current planning permission but site too small to allocate in SAD. Change of use from house to two flats	2	0	2
HO1396	76 IDA ROAD, WALSALL WS2 9SS	latest prior approval application15/1262 is for conversion to single dwelling	2	0	2
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	PP for new dwelling (07/1234/FL/E12) superseded by extension to existing so incapable of implementation	1	0	0
HO1403	R/O 38 SELMANS HILL		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
HO1414	LAND ADJACENT TO 172 CLOTHIER STREET, WILLENHALL, WALSALL, WV131BB	Surplus Walsall Council property. Dispose 2014-15. Was to be allocated with adjacent larger site but latter has now been completed independently	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	Building Regs application withdrawn in 2009	1	0	1
HO1422	27 GILLITY AVENUE,WALSALL,WS5 3PJ	Replacement dwelling so no net increase. Planning permission has lapsed	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
HO1431	233 WALSALL ROAD, ALDRIDGE	replacement dwelling so no net increase	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

HO1436	141 HIGH STREET, BROWNHILLS, WALSALL, 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	Prior notification for conversion from offices	1	0	1
HO1492	Site of 89-99 Moxley Road, Darlaston	Site reclaimed following planning permission for residential development granted in 1990. Too small to allocate in SAD	6	0	6
HO1600	BESCOT HOUSE, WALSTEAD ROAD WEST, WALSALL, WS5 4NY (TRANSAXLE LTD)	Residential planning permission has lapsed. Allocated for industry in SAD	8	0	0
HO1620	SAMUEL PARKES & CO LTD, NEW ROAD, WILLENHALL, WALSALL, WEST MIDLANDS	Site has been incorporated into extension of supermarket car park	8	0	0
HO1621	61 SNEYD LANE, WALSALL, WS3 2LW		2	0	0
HO1622	132 BENTLEY DRIVE, WALSALL, WS2 8RU	Lapsed planning permission. Location in rear garden with no separate vehicle access to existing house means permission is unlikely to be taken up by any other applicant	1	0	0
HO1635	1, RYECROFT PLACE, WALSALL, WS3 1SN	change of use from shop to 2 flats plus retain existing first floor flat	3	1	0

HO1637	72, MILL STREET, WALSALL, WS2 8AX	Conversion from bedsits (with 1 kitchen/ bathroom) to 5 self-contained flats. Net increase 4 dwellings	5	5	0
HO1638	74 MILL STREET, WALSALL, WS2 8AX	conversion from 3 bedsits (1 kitchen/ bathroom) to 6 x 1 bed flats Net increase 5 dwellings	6	6	0
HO1639	18-26 Penkridge Close, WALSALL, WS2 8JT	conversion of 2 existing flats on ground floor to 4	4	2	0
HO1642	BELL INN (REAR OF), THE GREEN, BLOXWICH, WALSALL WS3 2JN		4	4	0
HO1643	30 BIRMINGHAM ROAD, WALSALL WS2 9SU	Prior approval under Class O	1	1	0
HO1645	JASMINE COURT, STATION STREET, BLOXWICH, WALSALL WS3 2PG		6	6	0
HO1647	87 Mulberry Road, Bloxwich WS3 2NX		1	1	0
HO1648	181 High Street, Brownhills WS8 6HG	Change of use to 5 bedroom HMO but only 1 kitchen	1	1	0
HO1649	59B Charlemont Road, Walsall WS5 3NQ		1	1	0
HO1651	Oriel House, 197 Stafford Street, Walsall WS2 8ED		6	6	0
HO1652	40 Eldon Street, Walsall WS1 2JP	Prior approval for change of use	4	4	0
HO1654	3 Bradford Place, Walsall WS1 1PL		35	35	0
HO1655	CAR PARK ADJACENT 25 SECOND AVENUE, BROWNHILLS WS8 6JJ		2	2	0
HO1656	167A Stafford Street, Walsall WS2 8EA		1	1	0
HO1657	39A Market Place, Willenhall WV13 2AA	Flat above shops	1	1	0
HO1658	Carmella House, 3-4 Grove Terrace, Walsall WS1 2NE		1	1	0

HO1768	Land off Heath Road, Darlaston, Walsall	BCP Call for Sites. Boundary revised to match ownership and previous planning permission in 1997 (BCW640). Position on road junction makes access and development difficult	5	5	0
LC02B	LAND ADJACENT 33 HIGH STREET, PELSALL, WALSALL, WS3 4LX	In Local Centre. Planning permission is for flat above shops	1	0	1
LC08A	BUTLER'S ARMS SITE, BLOXWICH ROAD/ HARDEN ROAD, LEAMORE	Planning permission is for mixed use in local centre as reflected in SAD allocation. Housing site does not include land rear of 3 to 5 Harden Road as this is in separate ownership	18	0	18
LC14A	CORNER OF MORETON AVENUE & BEACON ROAD, GREAT BARR, BIRMINGHAM, B43 7BW	Site in local centre but housing is potential use. Ownership difficulties as site is only leasehold are preventing site coming forward	14	14	0
LC18A	THE FOUR CROSSES, 1, GREEN LANE, SHELFIELD, WALSALL, WS4 1RN		4	4	0
LC30A	70 HOLLYHEDGE LANE (111)	Lapsed planning permission in local centre. NOTE: Permission is for this site but 70 Hollyhedge Lane (also vacant) is actually on opposite side of road	12	0	12
LC30C	43/44, BIRCHILLS STREET, WALSALL, WEST MIDLANDS, WS2 8MG	Lapsed planning permission in local centre. Too small to allocate for housing by itself, but could be included with larger site to south	8	0	8

LC31A	The Leathern Bottle PH., Cresswell Crescent, Walsall, WS3 2UW	In local centre but planning permission included retention of centre uses.	9	9	0
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**Other Sites Allocated for Housing in Site Allocation Document or Area Action Plan**

Site Reference	Site Name	Delivery Comments	Total Dwellings	Expected Delivery 2020-2025	Expected Delivery post 2025
HO0016	New Road (former car showroom), Willenhall	Residential development to north and south. Site may be affected by underground power cable: see National Grid/ Western Power comments	9	0	9
HO0020	Field Street (Gilberts' Club), Willenhall	Potential to enlarge UDP allocated site to include all or part of this area as part of Willenhall district centre development	26	0	26
HO0023b	Kendrick Place and Castle View Road, Moxley	Surplus Walsall Council land. Boundary amended and capacity revised to exclude area with planning permission	25	25	0
HO0039a	Joykson Street (site of former Kings Hill JMI School), Darlaston	Surplus Walsall Council property. Planning permission for nursing home but suitable for conventional dwellings if this is not implemented. Add lapsed pp area to west	17	0	17

HO0039b	Adjoining 15 Joynson Street, Darlaston	Lapsed planning permission. Site too small to allocate by itself but lies adjacent to much larger housing sites	5	0	5
HO0040	Riding Way, Short Heath	Part is surplus Council property. Inaccessible and little used open space	14	14	0
HO0041a	Hatherton Liberal Club, North Street, Walsall	Need to consider potential for housing in conjunction with adjoining sites	6	0	6
HO0041b	Mill Street, (former scrap yard), Walsall	Need to consider potential for housing in conjunction with adjoining sites	12	0	12
HO0043	Watling Street (land north of Kings Deer Road), Brownhills	Vacant site adjacent to recently completed housing development.	15	0	15
HO0044	Poplar Avenue (east), Bentley	1995 planning permission not implemented so deliverability of site needs to be tested. Site is within SLINC but ecological value of this part needs to be checked. Sewer beneath part of site	23	0	23
HO0046	Noose Crescent (former Lakeside School), Willenhall	Surplus school site owned by Walsall Council. In residential area and adjacent to scrapyards site that already has pp for housing	59	59	0
HO0053	Rear of 16 High Road, Lane Head, Willenhall	Garage and open storage area. Site lies in residential area. Housing recently completed on former church site to north-east.	29	0	29



		Site enlarged to include former site 348			
HO0060a	Hollyhedge Lane (east side) (30 to 32), Walsall	Estimated dwelling capacity based on numbers proposed in planning application 07/0196/FL/W7 divided pro-rata across application site	33	0	33
HO0060b	Hollyhedge Lane (east side) (28), Walsall	Estimated dwelling capacity based on numbers proposed in planning application 07/0196/FL/W7 divided pro-rata across application site. Potential package of sites with adjacent land	24	24	0
HO0060c	Hollyhedge Lane (east side) (former Bradford Coal Wharf), Walsall	Estimated dwelling capacity based on numbers proposed in planning application 07/0196/FL/W7 divided pro-rata across application site. Potential package of sites with adjacent land	52	52	0
HO0060d	Orange Tree, 20 Wolverhampton Road, Walsall	Estimated dwelling capacity based on numbers proposed in planning application 07/0196/FL/W7 divided pro-rata across application site. Suitability for residential subject to air quality being acceptable	4	0	4
HO0062	Former Metal Casements, Birch Street, Walsall	ELR confirms that site can be released from employment use now. Developability depends on treatment of limestone workings	95	0	95
HO0065	Hollyhedge Lane (west side), Walsall		14	0	14

HO0066b	Walsall Iron and Steel, Wolverhampton Road, Walsall	Site affected by possible contamination from previous use, also poor air quality, but potential to develop in conjunction with adjoining former Harvestime	67	67	0
HO0071	Festival Avenue (end of street), Darlaston	Surplus open space.	10	10	0
HO0072	Festival Avenue, Darlaston	Surplus Open Space. Formerly playing field for now demolished school.	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	Former church in residential area.	14	14	0
HO0124	Allen's Centre, Hilton Road, New Invention	Surplus council property. Allocation relates to building footprint only, not adjacent open space	22	22	0
HO0125	Essington Lodge, Essington Road, New Invention	Potential Surplus Walsall Council property	23	23	0
HO0126	Field Road Education Development Centre	Potential surplus council property	25	0	25
HO0137a	60,WALSALL ROAD,WILLENHALL,WALSALL,WEST MIDLANDS	Lapsed planning permission for residential development. In use as car parking for adjacent temple	24	0	24
HO0137b	Fletchers Lane (1 and 2), Willenhall	allocate for housing in conjunction with adjoining sites	2	0	2
HO0137c	3 Fletchers Lane, Willenhall	Lapsed planning permission. Allocate for housing with adjoining sites	3	0	3

HO0147	ASK Motors, 664 Bloxwich Road, Walsall	Lapsed planning permission. Site currently in use for car sales but lies in predominantly residential area	20	0	20
HO0150a	British Lion Works, Forest Lane, Walsall	Residual area covered by SAD housing allocation. Estimated capacity based on 40dph	3	3	0
HO0154	Eagle Public House, Creswell Crescent, Bloxwich	Lapsed planning permission for apartments. Adjacent to rail station and frequent bus service so suitable for high density residential development despite adjacent development only comprising houses	17	17	0
HO0157a	FORMER AUTOCRAFT, WALSALL ROAD, WALSALL WOOD	Lapsed planning permission. Site has been redeveloped as car rental operation	20	0	20
HO0157b	Motor City, 117b Walsall Road, Walsall Wood	Former employment area already in non-employment uses. Only developable in conjunction with adjoining sites	4	0	4
HO0157c	Jubilee House, Walsall Road, Walsall Wood	Former employment area already in non-employment uses. Only developable in conjunction with adjoining sites	16	0	16
HO0162a	FORMER WORKS SITE C/O CEMETERY ROAD, VILLIERS STREET, WILLENHALL	potential for development in conjunction with adjacent sites and as part of Willenhall district centre	14	0	14
HO0163	Former Select Windows, Walsall Road, Walsall Wood	Planning permission for residential development has lapsed and site is	27	0	27

		now occupied by Screwfix, but site remains suitable for housing, in conjunction with adjoining sites			
HO0168a	HOWDLES LANE/CASTLE STREET, BROWNHILLS	Site boundary amended from UDP allocation to match boundary with Gladstone House and exclude access to Howdles Lane garages	40	0	40
HO0168b	GLADSTONE HOUSE, 45 CASTLE STREET, BROWNHILLS, WS8 7PX	Too small to allocate in SAD by itself, but add to adjoining UDP allocation site (HO168a)	6	0	6
HO0176	LAND ADJACENT BENTLEY GREEN, BENTLEY ROAD NORTH, WALSALL		144	0	144
HO0185	BENTLEY MOOR CLUB, BENTLEY DRIVE, WALSALL, WEST MIDLANDS	lapsed planning permission but site remains clear and available	10	10	0
HO0194	LICHFIELD ROAD, LITTLE BLOXWICH	Part of UDP allocation has been developed. Remainder of site is currently in use as community transport base	10	0	10
HO0195	Petrol Station, 274-276 Lichfield Road, Willenhall	Lapsed planning permission. Site remains in use as petrol station but surrounding area is residential so this would be preferred alternative use	21	0	21
HO0201	Rear of Pinson Road, Willenhall	Potential to enlarge site to include land to east and north as part of Willenhall district centre development	15	0	15
HO0217a	Former Petrol Station corner of Bentley Mill Way, Wolverhampton Road West, Walsall	Lapsed planning permission. Potential to be added to adjoining former Pickfords Site IN91.4 but	21	0	21

		housing in conjunction with Lane Arms PH site more feasible			
HO0304	BETWEEN 114 AND 120 AND 122A AND 127 WATLING STREET/ ROMAN CLOSE BROWNHILLS	Surplus Walsall Council land.	10	0	10
HO0305	Cricket Close Allotments and Tennis Courts, Walsall	Planning application withdrawn but site remains attractive for residential development	42	42	0
HO0307	Former Royal Navy Club, 120 Elmore Green Road, Bloxwich	lapsed permission but site remains vacant and available	10	10	0
HO0308	Gordon House (TA Centre), Sutton Road, Walsall	Potential surplus Government property	22	0	22
HO0310	Narrow Lane House and Neighbourhood Office Site, Narrow Lane, Walsall	Surplus Walsall Council property. Boundary revised 29-03-18 following completion of junction improvement	14	14	0
HO0312	Pleck Working Men's Club, Pleck Road, Walsall	Lapsed planning permission. Site has been cleared and in use for temporary car parking	11	11	0
HO0313	Royal British Legion Club, Broad Lane Gardens, Bloxwich	Surplus Walsall Council property	25	25	0
HO0317	FORMER WARRENERS ARMS, HIGH STREET, BROWNHILLS	Capacity based on planning application but this has been withdrawn	58	58	0
HO0318	SPRINGSIDE, 2 SPRING LANE, PELSALL	Change of use of part of care home from C2 to C3. 16/0148 involved 9 units but 16/1535 reduced this to 6	6	6	0
HO0320	Birway Garage, Newhall Street, Willenhall	allowed on appeal 6/1/15	28	0	28

HO0321	Willenhall Coachcraft, 348 Wolverhampton Road West, Willenhall	Long established car sales use at front of site but remainder is vacant	33	0	33
HO0322a	ROWLEY VIEW, MOXLEY (former nursery and open space)	Former Rowley View Nursery	15	15	0
HO1314	GORWAY ROAD	Future of site needs to be considered in conjunction with remainder of Wolverhampton University site. Still potential for housing, but impact on woodland needs to be addressed	25	0	25
TC11	Kirkpatricks, Charles Street	Allocated as residential in AAP. Potential housing capacity assumes 100dph	15	0	15
TC15	FE Towe Ltd, Charles Street	Allocated as residential in AAP. Potential housing capacity assumes 100dph	3	0	3

### Other Potential Sites

Site Reference	Site Name	Delivery Comments	Total Dwellings	Expected Delivery 2020-2025	Expected Delivery post 2025
415	Streets Corner		15	15	0
HO1010	LAND BETWEEN STATION STREET/NAVIGATION STREET AND MARSH STREET, WALSALL.	Lapsed pp but granted prior to loss of BOAK building so no longer deliverable in approved form. Revised capacity assumes 100dph	38	0	38

HO1011	BOAK BUILDING, LAND BETWEEN STATION STREET/NAVIGATION STREET AND MARSH STREET, WALSALL.	Lapsed pp but granted prior to loss of BOAK building so no longer deliverable in approved form. Revised capacity assumes 100dph	25	0	25
HO1012	Mountrath Street car park	AAP identifies site for mixed town centre uses but not possible to estimate housing capacity	36	0	36
HO1013	Century Works, Midland Road	AAP identifies site for mixed town centre uses. Site is in industrial use but is not in current ELR	4	0	4
HO1017	Tantarra Street	AAP identifies site for mixed town centre uses. Much of site is currently occupied	27	0	27
HO1018	Paddock Lane Car park	AAP identifies site for mixed town centre uses	18	0	18
HO1019	Warewell Street car park	AAP identifies site for mixed town centre uses	6	0	6
HO1022	Lower Rushall Street (south of Intown Row)	AAP identifies site for mixed town centre uses and car park. Housing capacity assumes 100dph	63	0	63
HO1023	Intown (Whittimere Street Car Park and adjacent buildings)	AAP identifies site for mixed town centre uses. Site includes listed building	16	0	16
HO1317	LAND BETWEEN WOOD STREET AND LOWER LICHFIELD STREET, WILLENHALL	Willenhall District Centre. Outline pp for residential was granted on this area as part of Morrisons supermarket consent but period to submit reserved matters has lapsed. Developable capacity set	103	0	103

		at 30 to reflect BCCS table 8 density expectation			
HO1468	Pinfold Street (1 to 16)	Potential for redevelopment and/or use of upper floors or land to rear. Planning application for 12 houses and 18 flats withdrawn in 2002 (BC57838P) but would replace existing uses	18	0	18
HO1469	Aldridge Manor House	Surplus Walsall Council property. Within Aldridge District Centre so would not be allocated through SAD and town centre uses would have priority over housing	58	58	0
HO1471	45-47 Blakenall Heath	Potential redevelopment. Remaining capacity is net increase	13	0	13
HO1473	Seymour Parade	Partly occupied site in town centre. Estimated housing capacity based on 100dph	20	0	20
HO1476	Summer Street, Willenhall (site of The Shakespeare PH)	Potential to be developed as part of adjacent consider for release employment site but lies in flood zone	2	0	2
HO1477	61 Church Street, Darlaston	Partly vacant site in district centre	12	0	12
HO1478	Rear of Franchise Street	Surplus council land. Appears to be inaccessible: future use should be considered in conjunction with consider for release land to north	11	0	11
HO1480	Community Mental Health Unit, Daisy Bank Annex, Skip Lane, Walsall	Potential surplus public land in Green Belt. Housing capacity based on footprint of existing	10	0	10



		buildings. Site could accommodate more but lies in green belt and access is very narrow (approx 3m wide)			
HO1481	Land adjacent to 7 and 9 Sherlock Close, Willenhall	Surplus Council land. Area is open space but is too small to allocate in the SAD	9	9	0
HO1484	Regent Street (between 40 and 50)	Cleared former housing site. Estimated housing capacity based on density of adjoining existing housing	8	0	8
HO1485	Mill Street (road frontage)	Surplus council land. Site is in "Green Lane Cutting" SLINC, but ecological value of this part of the SLINC is questionable	8	0	8
HO1489	Poplar Road, Brownhills	Part of site is surplus Walsall Council property but inclusion of other land would make more developable area	7	0	7
HO1490	LAND ADJACENT SHORT HEATH METHODIST CHURCH	Surplus council land. Pub car park appears to encroach onto part of site	7	0	7
HO1491	Kings Hayes Farm	Previously identified as consider for release employment site, but majority of site is not in employment use. Estimated housing capacity based on footprint of buildings not already in residential use	6	0	6

HO1493	Wolverhampton Street, Willenhall (adjacent to car park rear of 58)	Within Willenhall District Centre	8	0	8
HO1494	Former Bright Brazing, Bott Lane		5	0	5
HO1495	Progress Works and 2 Walsingham Street	Former factory and house subject of CPO by Council	5	0	5
HO1496	Pinson Road/ St Stephens Avenue	Site enlarged to include former houses 71 & 72 but too small to allocate in SAD. Includes car park	4	0	4
HO1497	Elmore Green Road/ Parker Street	Incidental open space but too small to allocate as open space or housing	4	0	4
HO1498	Stafford Street, Willenhall (76-77)		3	0	3
HO1499	Coalpool Lane Open Space	In Local Centre. Needs to be considered with adjoining former clinic and library sites. Eastern part is currently open space. Developable housing capacity based on western part only	3	0	3
HO1500	70-71 STAFFORD STREET WS2 8DR	Part of SAD Issues and Options Site HO68 within Local Centre. Too small to allocate	3	0	3
HO1501	OLD MILL GARDENS, HIGH HEATH	Potential surplus car park	3	0	3
HO1503	LAND REAR OF 17 TO 19 CANNON STREET, MILL STREET, WALSALL	surplus council land	7	0	7
HO1505	43-45 Church Street, Darlaston	Vacant office in district centre	2	0	2
HO1506	LAND ADJACENT 26 HALEY STREET, WILLENHALL	Surplus council land. Former playground	2	0	2
HO1507	LAND TO REAR OF 80 TO 86 WEDNESBURY ROAD		2	0	2

HO1508	Rear of 149 Hall Lane, Walsall Wood	Rear of site is in Green Belt so allocation for housing would be contrary to BCCS. Remainder of site is mainly garden to existing house so would be too small to develop except as single plot	1	0	1
HO1509	18 Pelsall Lane, Bloxwich (adjacent)		1	0	1
HO1511	FELLOWS & JONES, PINFOLD STREET, DARLASTON WS10 8SY	Planning permission refused in 2009 because of relationship to petrol station to front. The two sites would need to be developed together	18	0	18
HO1512	Plot A, Land south west of the junction between Union Street and Upper Lichfield Street, Willenhall		2	0	2
HO1597	Great Barr Hall Walled Garden	Masterplan for St Margaret's development included notional 4 dwellings within walled garden but planning permission has since been granted to use site as allotment.	4	0	4
HO1617	Summer Street (between 24 and 35)	Surplus council land. Currently open space but too small to allocate in SAD. In flood zone but surrounded by existing residential development	7	0	7
HO1631	Broadway North Centre, Broadway North, Walsall WS1 2QA	Surplus council property	29	29	0
HO1696	REAR OF 27, HIGH STREET, BROWNHILLS, WALSALL, WS8 6EF		14	14	0

HO1708	Lazy Hill Garage, Walsall Wood Road, Aldridge WS9 8HA	vacant site in local centre for sale 25/2/19	4	0	4
HO1709	Pier Street, Brownhills	vacant site in district centre added 25/2/19	26	0	26
HO1710	Mali Jenkins House	Potential surplus council land	8	0	8
HO1726	40 High Street, Walsall WS1 1QR	Vacant former public house. Planning application for care home withdrawn but other residential use may be suitable	6	0	6
HO1727	The Guildhall, 8 High Street, Walsall WS1 1QW	Vacant listed building. Conversion to residential would need to safeguard building features. Capacity based on 100dph	10	10	0
HO1728	107-110, Paddock Lane, Walsall, WS1 2EH	planning application 19/0285	13	0	13
HO1729	Land adjacent to ASDA Bloxwich		20	0	20
HO1734	THE CROWN ANCHOR ROAD, ALDRIDGE, WALSALL, WS9 8PT		16	0	16
HO1735	RAVENS COURT, BROWNHILLS, WALSALL, WS8 6EJ	potential for upper floor residential use as part of any redevelopment	20	0	20
HO1736	Pelsall Villa Football Club and Old Bush Inn	Residential proposals would need to address loss of open space	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
HO1770	Reeves Street/ Nursery Road	Incidental open space	5	5	0
HO1771	Elmore Green Road/ Sand Bank	Incidental Open Space	6	6	0
HO1772	Sand Bank/ Sandhill Street	Incidental Open Space	6	6	0

HO1882	Reeves Street (adj 42)	incidental open space	4	4	0
HO1886	adj 9-11 Wolverhampton Street, Willenhall		8	8	0
HO1898	Brown Jug PH, Sandbeds Road, Willenhall WV12 4EY		6	6	0
HO1900	Arden Close, Moxley		4	4	0
HO1920	49, CHESTER ROAD, STREETLY, SUTTON COLDFIELD, B74 2HH		1	1	0
HO1935	1 Freer Street and 28 Bridge Street, Walsall		13	13	0
HO1937	39A Jerome Road (former neighbourhood office site), WS2 9SX		4	4	0
IN0031.1	Former Metafin, Green Lane, Walsall		72	72	0
IN0070.71	Temple Bar (former Marrens), Willenhall	current planning application	41	41	0
IN0073.1	Summer Street (west side), Willenhall	current planning application 19/1355. Estimated capacity comprises this application plus estimate @35dph for unit to west that is outside application site	41	41	0
IN0073.2	Summer Street (east side), Willenhall	capacity based on current planning application 19/1355 minus 2 for site HO1476 which is within planning application but outside site IN0073.2	16	16	0
IN0126	Former London Works, Stafford Road, Darlaston		33	0	33
LC01A	Thorpe Road and Spout Lane Car Parking	Surplus council land in local centre but identified in SAD as potential formal car park. Boundary revised	9	0	9

		3/1/19 to exclude land at Old Kings Arms 18/1255			
LC01B	Land behind West Bromwich Street, Caldmore	local centre development opportunity	10	0	10
LC02A	Public Conveniences and 17-18 Norton Road, Pelsall	Surplus council land. Local centre development opportunity	3	3	0
LC03A	Chapel Street Car Park, Blakenall	Surplus Council Land. Town centre uses if issues over loss of car parking can be addressed	11	0	11
LC03B	Land rear of units corner of Ingram Road and Barracks Lane, Blakenall	local centre development opportunity	4	0	4
LC05	62 STAFFORD STREET WS2 8DR	Vacant site in Stafford Street Local Centre	8	0	8
LC06B	Dartmouth House, Ryecroft Place, Walsall, WS3 1SW	Surplus Walsall Council site partly in local centre. Suitable for housing	18	18	0
LC08B	Crown PH, Leamore Lane	Was vacant public house (now re-opened). Too small to allocate for housing by itself so treat as windfall, but would be large enough if combined with IN214. In local centre so centres uses should also be considered for site	6	0	6
LC10A	315 to 317 and land south of 287 to 293 Wednesbury Road, Pleck	local centre development opportunity but site is currently in use	8	0	8
LC15A	Rear of 196-228A Walsall Wood Road, Aldridge	Development opportunity in Lazy Hill local centre	13	0	13
LC20A	BENTLEY LIBRARY SITE, CHURCHILL ROAD/ QUEEN ELIZABETH AVENUE	Surplus council property in Local Centre. Housing or open space	15	0	15

		preferred use if no suitable centre uses			
LC26A	New Invention Local Centre Car Park to Rear	Car park in local centre. Development potential if car park is under-used	3	0	3
LC28A	Site of Mellish Road Church, Lichfield Street, Walsall	Local centre development opportunity but residential may be suitable use. Notional housing capacity is based on town centre density (60dph)	9	0	9
LC30B	70 Hollyhedge Lane, Birchills, Walsall, West Midlands WS2 8PZ	Local centre development opportunity	8	0	8
LC7A	JMH Dairy, Walsall Wood	Potential development site in local centre	8	0	8
TC31	Town Hill	AAP identifies site for town centre uses other than retail. Residential development would need to address location on busy road	27	0	27
TC37	Lower Forster Street, former Jabez Clift	Within Gigaport but AAP refers to mixed use so could include residential. Estimate of residential capacity assumes 100dph	33	0	33
TC52	Green Lane Police Station	Within Gigaport. Noise/ air quality issues. AAP allocates for offices	130	130	0
HO1773	Rose Hill Gardens		2	2	0
HO1774	Wilkinson Road		4	4	0
HO1775	Brereton Road		7	7	0
HO1776	Lime Avenue (1)		2	2	0
HO1777	Queen Street, Moxley		3	3	0

HO1778	Almond Avenue, Bentley		2	2	0
HO1779	Pool Hayes Lane		4	4	0
HO1780	Shelley Road		3	3	0
HO1781	Clarendon Road		2	2	0
HO1782	Glyn Avenue		5	5	0
HO1783	Charles Foster Street		3	3	0
HO1784	Alton Avenue		2	2	0
HO1785	Glastonbury Crescent (A)		4	4	0
HO1786	Glastonbury Crescent (B)		5	5	0
HO1787	Glastonbury Crescent (C)		6	6	0
HO1788	Valley View		2	2	0
HO1789	Coronation Road		1	1	0
HO1790	Wood Lane		5	5	0
HO1791	Myatt Avenue		4	4	0
HO1792	Bonner Grove		4	4	0
HO1793	Somerfield Road		11	11	0
HO1794	Stanley Road		2	2	0
HO1795	Springfields		1	1	0
HO1796	Welbeck Drive		0	0	0
HO1797	Earls Road		1	1	0
HO1798	Kings Road		4	4	0
HO1799	Millfield Avenue		1	1	0
HO1800	Autumn Drive		1	1	0
HO1801	Church Way		1	1	0
HO1802	Laburnum Road		0	0	0
HO1803	Wolverson Close		8	8	0
HO1804	Sherlock Close		1	1	0
HO1805	Summer Lane		1	1	0



HO1806	Spring Close		1	1	0
HO1807	Nursery Road		6	6	0
HO1808	Moorside Gardens		2	2	0
HO1809	Laneside Gardens		1	1	0
HO1810	Reedswood Gardens		2	2	0
HO1811	Walhouse Road		2	2	0
HO1812	Tame Close		2	2	0
HO1813	Thickett Close		1	1	0
HO1814	Woodwards Road - Site 1		1	1	0
HO1815	Rowlands Avenue Site 1		1	1	0
HO1816	Rowlands Avenue Site 2		1	1	0
HO1817	Rowlands Avenue Site 3		4	4	0
HO1818	Ewart Road		2	2	0
HO1819	Mill Street		2	2	0
HO1820	Bull Street		2	2	0
HO1821	Ince Road		5	5	0
HO1822	Whitehouse Street		2	2	0
HO1823	Glastonbury Crescent (D)		3	3	0
HO1824	Romsley Close		2	2	0
HO1825	Wolverhampton Road		6	6	0
HO1826	Wenlock Gardens (1)		1	1	0
HO1827	Wenlocks Gardens (2)		1	1	0
HO1828	Druids Walk		1	1	0
HO1829	Wolverson Road		1	1	0
HO1830	Stackhouse Close		2	2	0
HO1831	Netley Road		1	1	0
HO1832	Stuart Street		5	5	0

HO1833	Mulberry Place	previous planning application refused	5	5	0
HO1834	Victor Street		1	1	0
HO1835	Watery Lane		1	1	0
HO1836	St Thomas Close - Site 1		2	2	0
HO1837	Whitehall Road		2	2	0
HO1838	Roebuck Road		3	3	0
HO1839	Jessie Road		3	3	0
HO1840	Lancaster Avenue	Garage court but not on WHG list	6	6	0
HO1841	Kent Close		3	3	0
HO1842	Poxon Road		3	3	0
HO1843	Holly Lane		3	3	0
HO1844	Caledon Street		1	1	0
HO1845	High Ridge		2	2	0
HO1846	Poplar Avenue		3	3	0
HO1847	Hawthorn Place		2	2	0
HO1848	Lime Close		2	2	0
HO1851	Cairns Street		2	2	0
HO1852	Clockmill Avenue		1	1	0
HO1853	Lichfield Road		1	1	0
HO1854	St Margarets Road		6	6	0
HO1855	Hollemeadow Avenue (1)		7	7	0
HO1856	Hollemeadow Avenue (2)		2	2	0
HO1857	Guild Avenue	Not on WHG list	4	4	0
HO1858	Hollybank Close		2	2	0
HO1859	Shackleton Road		2	2	0
HO1860	Cook Road	not on WHG list	2	2	0
HO1861	Short Street - Site 1		2	2	0

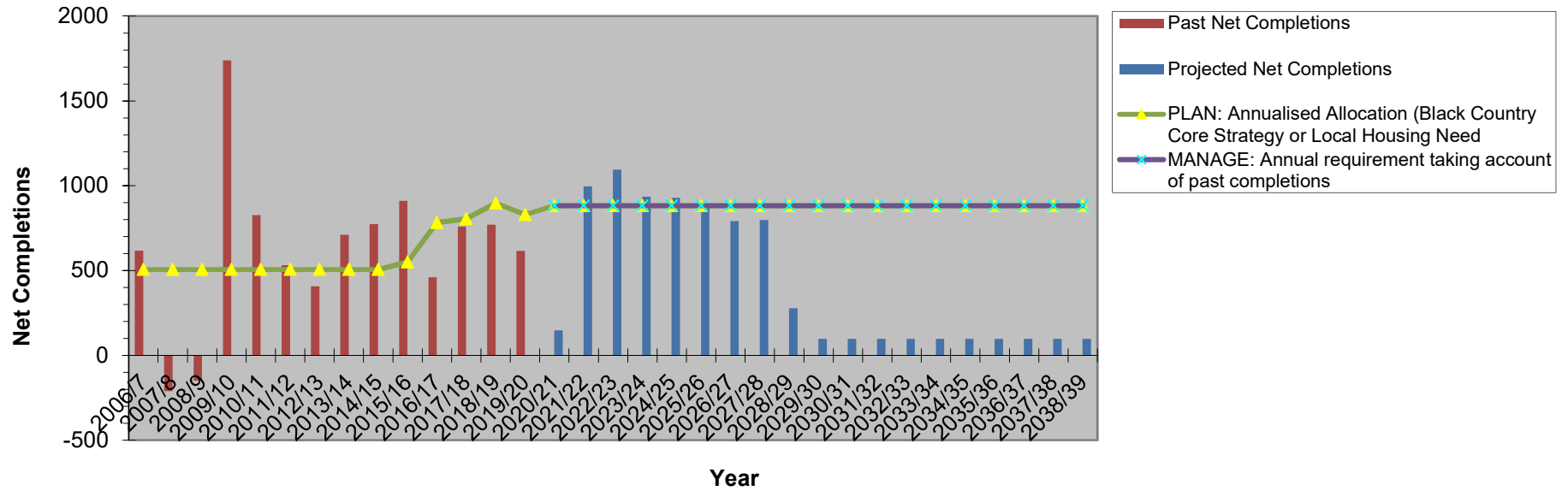
HO1862	Short Street - Site 2		1	1	0
HO1863	Slim Road		5	5	0
HO1864	Darlaston Road		2	2	0
HO1865	Shannon Drive - Site 1		1	1	0
HO1867	Thames Road		3	3	0
HO1868	William Harper Road		6	6	0
HO1869	Spout Lane		4	4	0
HO1870	Slaney Court		2	2	0
HO1871	Hilton Close Site 1		1	1	0
HO1872	Hilton Close Site 2		2	2	0
HO1873	Byron Road		1	1	0
HO1874	Wychbold Close		1	1	0
HO1940	SITE OF FORMER GARAGES, BETWEEN LILAC GROVE AND ROWLANDS AVENUE, BENTLEY		4	0	0

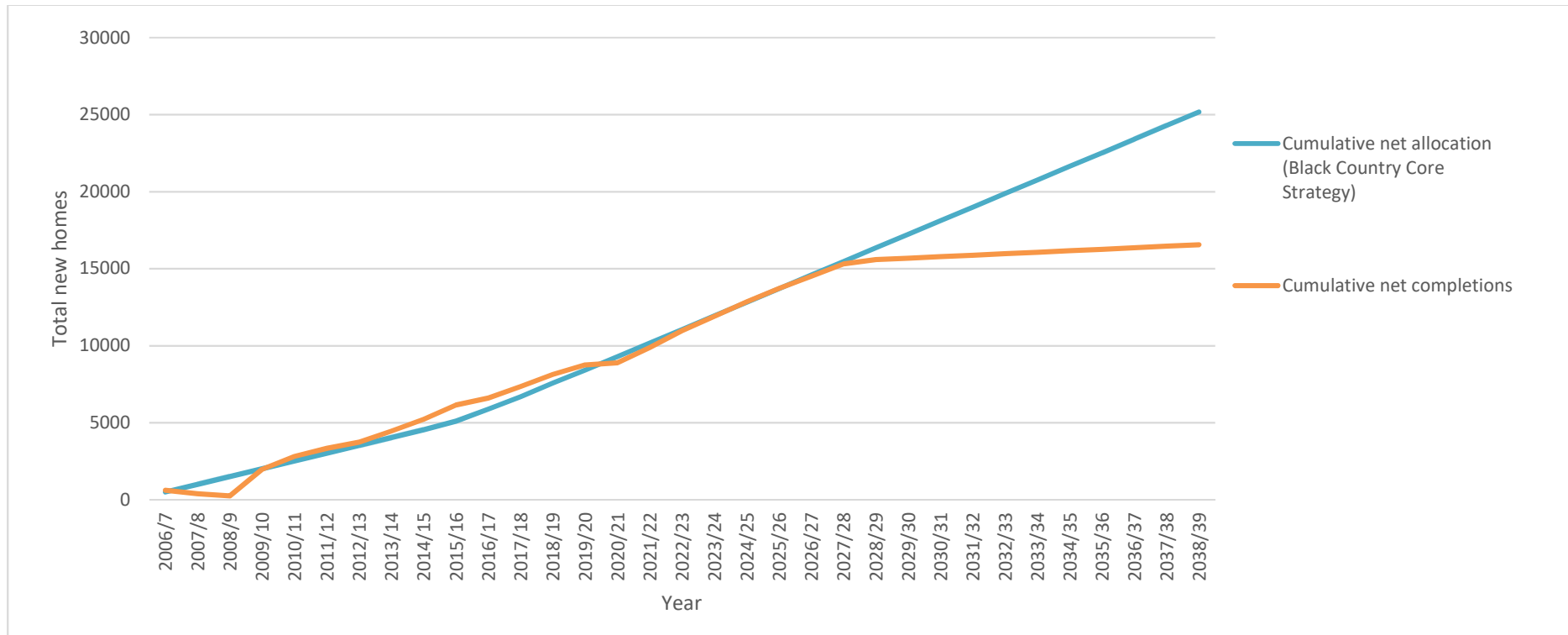
**Walsall Housing Trajectory and Actual Completions Since 2006 (based on situation at 31<sup>st</sup> March 2021)**

<b>Year</b>	<b>Past Net Completions</b>	<b>Projected Net Completions</b>	<b>PLAN: Strategic Allocation annualised (Black Country Core Strategy or Local Housing Need)</b>	<b>MANAGE: Annual requirement taking account of past completions</b>	<b>Cumulative net allocation (Black Country Core Strategy or Local Housing Need)</b>	<b>Cumulative net completions</b>	<b>MONITOR: Variation from Cumulative Net Requirement</b>
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		551		5105	6149	-1044
2016/17	460		783		5888	6609	-721
2017/18	758		806		6694	7367	-673
2018/19	770		897		7591	8137	-546
2019/20	615		829		8420	8752	-332
2020/21		146	882	882	9302	8898	404
2021/22		996	882	882	10184	9894	290
2022/23		1094	882	882	11066	10988	78
2023/24		935	882	882	11948	11923	25

2024/25		928	882	882	12830	12851	-21
2025/26		874	882	882	13712	13725	-13
2026/27		790	882	882	14594	14515	79
2027/28		797	882	882	15476	15312	164
2028/29		277	882	882	16358	15589	769
2029/30		97	882	882	17240	15686	1554
2030/31		97	882	882	18122	15783	2339
2031/32		97	882	882	19004	15880	3124
2032/33		97	882	882	19886	15977	3909
2033/34		97	882	882	20768	16974	4694
2034/35		97	882	882	21650	16171	5479
2035/36		97	882	882	22532	16268	6254
2036/37		97	882	882	23414	16365	7049
2037/38		97	882	882	24296	16462	7834
2038/39		97	882	882	25178	16559	8619

### Walsall SHLAA Housing Trajectory (Black Country Core Strategy/ Local Housing Need Targets Annualised)

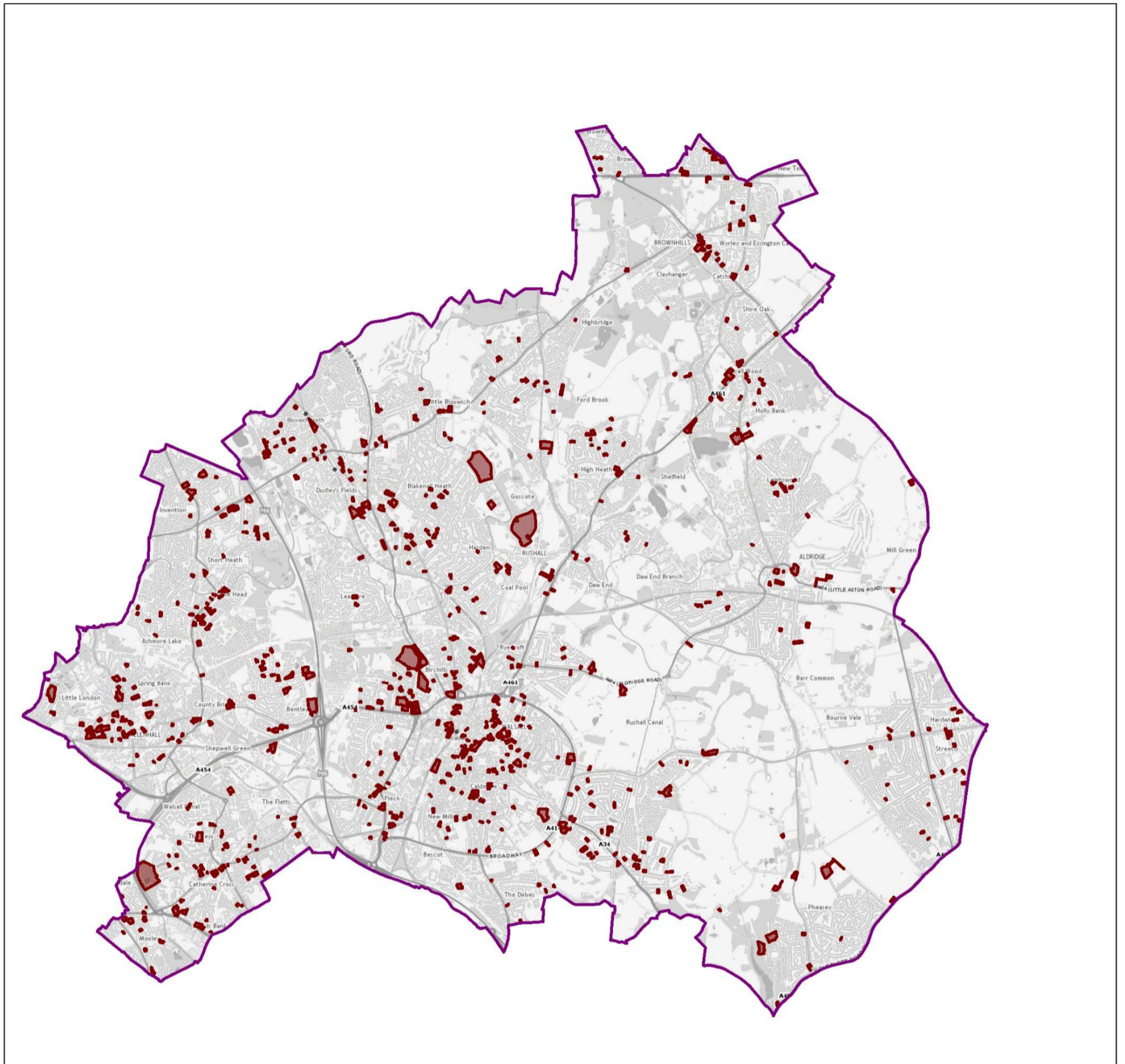




The negative figure for net completions in 2007-9 was the result of the demolition of a large amount of former social housing, including tower blocks.

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/mywalsall.aspx>. 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".

# Walsall SHLAA 2021



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