



Walsall Council

Walsall Strategic Housing Land Assessment 2017

December 2017

Introduction

The National Planning Policy Framework (NPPF) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing, to identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15, to meet the needs for housing in the area. Authorities should prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the local plan period.

This SHLAA has been prepared in accordance with national Planning Practice Guidance (PPG) and follows the methodology set out at <http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/methodology-flow-chart/> . The flow chart is reproduced below.

It shows Walsall's current and potential housing land supply as at 1st April 2017 and lists sites that are considered to be deliverable over the next 5 years and beyond from that date. However, for completeness and to ensure the document is as up to date as possible, it also includes sites that have been completed since that date as well as sites that have been granted planning permission since then.

Walsall's Site Allocation Document (SAD) was submitted for examination in June 2017 and was the subject of an examination in public in September 2017. Sites that are indicated in the SAD to be allocated for housing are shown as such in the SHLAA.

Local authorities were required by 31st December 2017 to publish a Brownfield Land Register that shows previously developed land in the authorities' areas that is suitable for residential development. The SHLAA includes all the sites that will be listed in the Register together with many other residential development sites that do not meet the criteria for inclusion in the Register, for example because they are below the size threshold.

Previous editions of the SHLAA listed separately sites that had been considered for residential development but have been rejected for various reasons. This included sites where there was a policy objection to residential

development, for example where the site lies in the Green Belt, as well as sites where it was uncertain that development is achievable. These sites have not been listed in this year's SHLAA, however such sites have been retained in the council's database for consideration in the future if circumstances change, for example through the review of the Black Country Core Strategy (BCCS).

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.

Paragraph 161 of the NPPF states that reviews of land available for economic development should be undertaken at the same time as, or combined with, SHLAAs and should include a reappraisal of the suitability of previously allocated land. This update has therefore been prepared in parallel with the 2017 Employment Land Review (ELR) update. Given that the supply from other sources is considered sufficient to meet current housing needs to 2026, no appraisal has taken place this year of the housing potential of the existing employment sites which the ELR states can be considered for release.

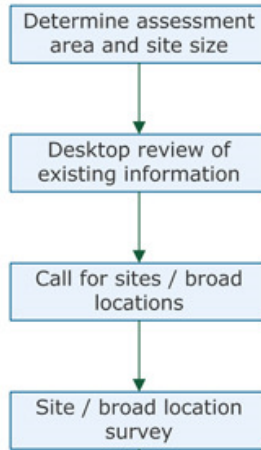
The Planning Practice Guidance states that an assessment of land for housing should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

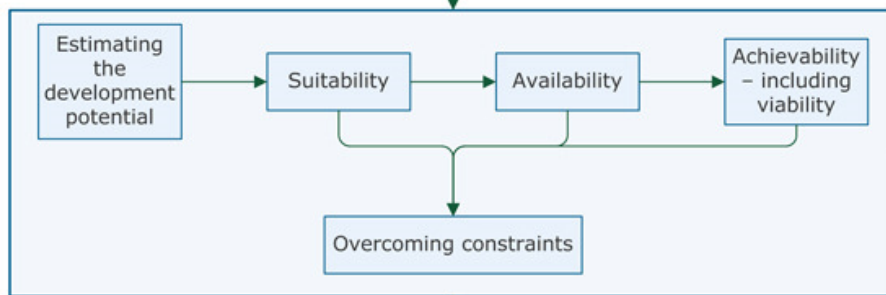
The process for preparing this assessment is set out in the flowchart on the next page.

It should be noted that, as this edition of the SHLAA is only an update to those prepared in previous years and is only intended to demonstrate the continuing supply of housing land to meet the current BCCS up to 2026, no call for sites for the SHLAA has been carried out this year. However, a separate call for sites exercise has been carried out as part of the BCCS review (the results of this are not yet available), whilst existing housing sites have been surveyed as part of annual monitoring.

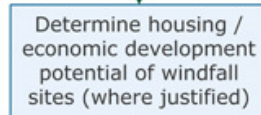
Stage 1 - Site / broad location identification



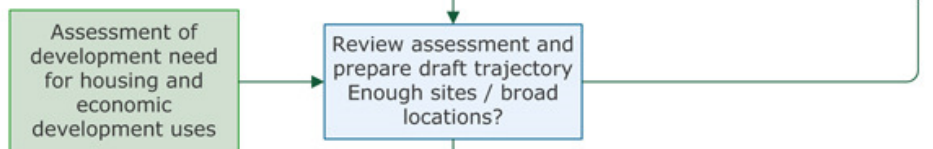
Stage 2 - Site / broad location assessment



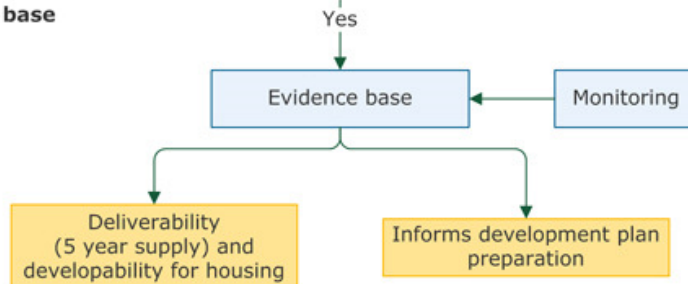
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Housing Land Requirement

The current housing land requirement for Walsall is set out in the Black Country Core Strategy (BCCS), which was adopted in February 2011. The BCCS sets targets for housing and employment land for the period 2006 to 2026.

The housing requirement in the BCCS was derived from the 2006-based household projections that were published in 2008. The BCCS provides for some redistribution of housing numbers between local authority areas to reflect the varying physical capacities of each of the four Black Country authorities.

In Summer 2017, the four local authorities in the Black Country commenced the review of the BCCS to extend it to 2036. As part of this review, a Strategic Housing Market Assessment (SHMA) has been published to identify the new housing requirement over the revised BCCS period. The Government has also published proposals for a new standard methodology to calculate housing need. However, the SHMA does not indicate how new housing should be distributed between the authorities and the Government's new methodology is currently only a consultation proposal. This SHLAA therefore does not seek to meet the need identified in the SHMA or the new methodology, although any supply identified in the SHLAA that exceeds the current BCCS target would contribute to meeting any increase in need that might arise as a result of the BCCS review. It will also contribute to the housing need across the Black Country as a whole required by the existing BCCS.

Policy HOU1 of the current BCCS states that sufficient land will be provided to deliver at least 63,000 new homes across the Black Country over the period 2006-2026. This is the "net" increase in the total number of homes after subtracting losses from the existing housing stock caused by homes that are demolished or converted to other uses.

Of these new homes, 11,973 net are expected to be provided in Walsall. New homes completed since April 2006 count towards these targets.

The NPPF states that local planning authorities should illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will main delivery of a five-year supply of housing land to meet their housing target.

Table 7 of the BCCS includes a trajectory to indicate how the Council expects the housing growth proposed in the BCCS to be spread over the plan period, as follows:

2006-16: 5,067 net (or 507 dwellings per year)
2016-21: 2,300 net (or 460 dwellings per year)

2021-26: 4,606 net (or 921 dwellings per year)

This trajectory is updated each year to show how many new homes have actually been completed to date and the rate of housing development that is expected for the remainder of the plan period. The latest trajectory is shown at the end of this SHLAA. It shows that Walsall is currently exceeding the rate of development expected by the BCCS and the total number of dwellings expected to be completed by 2026 is greater than the total BCCS target.

However, a total of **5,348** dwellings still need to be completed over the 9 year period 2017-2026 to meet the minimum figure required by the BCCS, whilst the requirement for the next 5 years, 2017-2022, is **2,899** dwellings (460 x 4, plus 921 x 1, plus a 5% buffer as required by the NPPF)

Potential Housing Land Supply as at 1st April 2017

The actual and potential housing land supply comes from several different sources as below. There is overlap between these sources and certain sites could be classed under more than one heading. For example, some active employment sites have planning permission to be redeveloped for housing. However, the totals below avoid “double counting”.

Stage 1 – Site/ Broad Location Identification

Assessment Area and Site Size

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

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

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

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

The Council has an extensive database of potential housing sites that has been built up over many years. Each site is given a category as below. For this year, two additional categories (g) and (h) have been added and the definitions of some of the others revised, to ensure the SHLAA provides a full picture of the potential housing land supply. However, only sites in categories (a) to (d), together with an estimate of the likely supply from category (j), are listed in the SHLAA.

(a) Sites with a valid planning permission

Conditions of planning permissions normally state that development has to commence within 3 years. Once this period has expired without development commencing, the permission is treated as “lapsed”.

For the purpose of calculating the housing land supply, sites where construction has already commenced are included in this element. The figures used below are the remaining capacity of each site: this consists of the number of homes that are under construction or whose construction has not yet commenced. Sites that have been completed since the start of the current year are also included in this category since these contribute to the housing supply for the 5-year period commencing 1st April 2017.

The indication of a permission as valid or lapsed in this SHLAA is not necessarily an indication of the legal position. 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 works may have commenced on a lapsed permission that will have kept the permission “alive”.

(b) Sites allocated for housing in the development plan

Walsall’s adopted development plan currently comprises the BCCS and “saved” policies of the UDP. However, the BCCS is not site-specific and only a small number of housing sites allocated by the UDP still remain to be developed or granted planning permission. These remaining sites have been reviewed to determine whether they are still suitable for housing development.

The emerging Site Allocation Document (SAD) identifies a much larger number of potential housing sites, whilst the Walsall Town Centre Area Action Plan also identifies some sites that would be suitable for housing either in whole or in part. The SAD and AAP were submitted in June 2017 for examination. For those sites where the proposals in the SAD or AAP to allocate for housing are not the subject of an outstanding objection, the SAD and AAP have substantial weight. Such sites are therefore also treated as allocated in this SHLAA.

Other potential housing sites identified in the SAD or AAP, that are still the subject of an objection, remain listed instead under other categories in this SHLAA, depending on their source.

(c) Lapsed planning permissions

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. As there has been no change in site-specific planning policies since that date (the UDP was adopted in March 2005), in most cases permissions granted since then but which have lapsed without being implemented would still comply with current policies. It is therefore likely that applications to renew these permissions would still be supported.

Most of the lapsed permissions relate to small sites, but larger sites are proposed to be allocated for housing in the Site Allocation Document.

There are a few exceptions where circumstances have changed. In particular, the examination of employment sites for the ELR has shown that certain sites where planning permission has been granted in the past for residential use are of sufficient quality that they should in fact be retained for employment use. On a small number of sites, a non-residential development has subsequently been granted planning permission and built on the site. These exceptions have been placed in a lower category or omitted from the figures below.

(d) Previously developed and other surplus land, including former employment land no longer in use and no longer required for employment purposes

This includes housing demolition sites where unsuitable social housing has been cleared prior to redevelopment, surplus council-owned land and premises, including former school sites and surplus open space, and factory sites where the former use has ceased. 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.

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).

Occupied employment land that might be considered for release to housing is classified under category (i). Vacant employment land that the ELR shows should be retained for employment use is not included in the SHLAA database.

(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 such sites has been included in this assessment. Individual sites have not been listed and it is possible that other sites could come forward for development instead.

The potential housing capacity of broad locations has been calculated by adding the total land area of all the sites and assuming an average density of 35 dwellings per hectare. This is the density assumed in the Core Strategy for housing sites outside of centres.

(f) Greenfield Sites in the Green Belt.

A Call for Sites was carried out as part of the preparation of the SAD and AAP. Many of the sites submitted by landowners and developers are in the Green Belt. Development of such sites would be contrary to the principles of the adopted BCCS, however they will need to be considered as the BCCS is reviewed.

(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

Land currently in use for employment (or in a small number of cases vacant employment land) that might be considered for release. The Black Country Core Strategy anticipates that some of the future housing land supply will come from surplus former employment land. In most cases where the former use has already ceased and there is no prospect of it resuming, the emerging Site Allocation Document proposes to allocate such land for housing. However, a considerable amount of other land remains in use for employment but is of poor quality and it is expected that it could become surplus in the future. Core Strategy Policy DEL2 describes this 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.

The Employment Land Review (ELR) and Site Allocation Document identify all “consider for release” employment land. However, 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. This has been calculated by adding the total land area of all the sites and assuming an average density of 35 dwellings per hectare. This is the density assumed in the Core Strategy for housing sites outside of centres. In nearly all cases, housing would be the most suitable alternative use of “consider for release” sites, except for those that are known to have major issues such as serious ground contamination, flood risk or motorway noise that mean they would not be physically suitable for residential development.

“Consider for release” does not necessarily mean that a site will actually be released, even in the long term. Sites identified in the ELR as existing or potential high quality, or local quality sites that should be retained for employment use, are not proposed as part of the potential housing land supply.

(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.

(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.

Call for Sites/ Broad Locations

As noted above, the Council included a call for sites as part of the preparation of the Site Allocation Document. This resulted in details of over 60 potential housing sites being submitted. These are now listed mainly under (d) or (f) above depending on their location. No further call for sites has been made as part of this year's update as it is considered that nearly all potentially suitable housing sites have already been identified during the preparation of the SAD and AAP. A call for sites has been made as part of the BCCS review, but details of any submissions are not yet available.

The only areas that are likely to form suitable broad locations for housing development are "consider for release" employment sites as referred to under (i) above.

Site/ Broad Location Survey

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

Stage 2 – Site/ Broad Location Assessment

Estimating the development potential

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

In other cases, a number based on Core Strategy Policy HOU2 and the associated table 8 has been used, 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.

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

Suitability, availability and achievability

All the potential housing sites have been assessed for these issues against the criteria in the PPG. It should be noted however that most sites are

relatively small, especially those that have been sourced from existing planning permissions. The factors that affect the availability and achievability of such sites can often relate to the personal circumstances of individual landowners or developers, rather than wider issues affecting the site, and may be difficult to confirm.

Overcoming constraints

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

Stage 3 – Windfall assessment

Because the UDP only allocates a very small number of housing sites, nearly all sites that were in the housing supply prior to the publication of the SAD, and which involve the development of previously developed land, were technically “windfalls”, based on the definition in the NPPF.

However, all sites of whatever size that have already been granted planning permission are now listed below, together with other potential housing sites that have been identified in the SAD, although the SAD does not allocate sites for residential development that are less than 0.25ha in size, or for fewer than 10 dwellings (there are exceptions where the site forms part of a larger development area). The SAD and ELR also identify “consider for release” employment sites that may come forward for housing. The only remaining potential sources of new 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 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.

An analysis of housing completions in Walsall over the period 2003-2008 was undertaken for the 2009 SHLAA. Over this period, a total of 480 dwellings were completed on sites of less than 0.25ha in size. This equates to 96 dwellings per year, or a total of 1152 dwellings over the period 2014-2026. The equivalent figure for the period 2006-2013 was 830 dwellings, or 118 dwellings per year. Over the last 5 years, 2012-17, an average of 106 completions per years have been on small sites.

It would not be appropriate to include a small site windfall allowance in the housing supply calculation for the next few years, since most such sites will

already have planning permission so will be included in the figures under categories (a) and (c). However, the complex nature of the urban area in the Black Country means that it is likely that small sites will continue to come forward in the future. It is therefore proposed to include a small site windfall allowance of 106 dwellings per year for each year from 2022 onwards.

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

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

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

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

Stage 4 – Assessment Review

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

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

A discount based on past trends may not be an appropriate way of estimating future delivery rates. Past delivery was affected by the recession starting in

2008 whilst there are a number of current Government initiatives aimed at improving future delivery, such as Help to Buy and ISAs for first time buyers.

A footnote to paragraph 47 of the NPPF states that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

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

Calculation of Total Potential Supply

The Council's housing sites database uses a code to indicate the status of each site as follows:

Code	Meaning	Notes
ALP	Allocated in local plan	Sites allocated in the UDP that are still considered to be suitable for housing but which have not been granted planning permission
BROAD LOCATION	Site currently in another use (other than employment) but which may become available for redevelopment for housing in the future	The potential housing capacity of all Broad Location sites is aggregated to provide an estimate of the total capacity of all such sites. 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	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. Most CFR sites are listed in the ELR rather than the housing sites database
COM	Completed	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).

		This data is updated every 3 months to provide returns to the Department for Communities and Local Government
FPP	Full 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
GREEN BELT	Site is in the Green Belt and does not fall into any other category	Most sites with this code have been submitted in response to calls for sites. They would be suitable for housing development were it not for the Green Belt designation
GTTS	Potential gypsy, traveller or showpeople site	The SAD proposes to allocate a small number of sites that would otherwise be allocated for general housing as traveller sites instead.
OC	Other commitments	This is mainly 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	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 identified to be allocated for housing in the SAD.
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

SADHA	Site proposed to be allocated for housing in the SAD	The inclusion of a site under this category is subject to the outcome of the SAD examination
UC	Under construction	Used where groundworks have commenced on the site. Construction of one or more individual dwellings may also have commenced. This data is updated every 3 months to provide returns to the Department for Communities and Local Government

More than one of these codes might apply in some cases, but to avoid double counting only one code is applied to each site.

The database also contains other information for each site, including:

- **PP Housing Capacity:** Number of dwellings granted planning permission or committed, where the code is ALP, COM, FPP, OC or OPP.
- **Developable Capacity:** Number of dwellings that is considered to be achievable on the site (regardless of policy constraints), used for other sites as well as those with planning permission. In a small number of cases, a figure of “0” has been applied to sites with a lapsed planning permission where it is considered that the housing development is unlikely to be delivered or is no longer desirable.
- **Remaining Capacity:** For sites that are UC, the number of dwellings that remain to be completed or commenced construction.
- **Likely timescale for development.** This information is necessary in order to calculate the 5-year supply. For each site, a figure is therefore provided to indicate whether the site is expected to be completed within the next 5 years (i.e. by 2022) or later than this. 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.

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. 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.

The housing supply from each source listed at Stage 1 above is calculated as follows:

(a) Sites with a valid planning permission

Developable Capacity of FPP and OPP sites plus Remaining Capacity (number of dwellings still to be completed) of UC sites.
The calculation below also includes dwellings that have been completed since 31st March 2017 since these form part of the 5-year supply for 2017-22.

(b) Sites allocated for housing in the development plan

Developable Capacity of ALP sites

(c) Lapsed planning permissions

Developable Capacity of FPP and OPP sites.

(d) Previously developed and other surplus land, including former employment land no longer in use or required for employment purposes

Developable Capacity of POTENTIAL and SADHA sites

(j) Small site windfall allowance

Calculated as above.

The potential supply from sites in categories (e) to (i) and (k) is not included in the calculation since sites in these categories are either unsuitable for housing for physical or current policy reasons, or their deliverability within the timescale of the current BCCS to 2026 is uncertain. However, “consider for release” employment sites could add to the housing land supply where their redevelopment for housing satisfies the policy tests in the BCCS.

Housing Supply

Category	Delivery Timescale			discount rate	Total <5 Years after discount	Total > 5 years after discount
	< 5 years	> 5 years	total			
a-com	431	0	431	0%	431	0
a-uc	1072	0	1072	0%	1072	0
a-pp	1292	0	1292	10%	1163	0
b	1086	1729	2815	10%	977	1556
c	148	486	634	15%	126	413

d	74	619	693	15%	63	526
j	0	424	424	0%		424
Total					3832	2919

The 5-year supply of 3,832 dwellings equates to the 5-year requirement plus 32%

The total supply from categories (a) to (d) and (j) (after discounting) is **6,751** dwellings. This exceeds the total of 5,348 dwellings that need to be completed over the next 9 years to meet the requirement to the end of the BCCS plan period.

From the above figures it is clear that Walsall has an adequate housing land supply for the period to 2026 to meet the current BCCS target, even allowing for non-delivery of some potential sites.

Stage 5 – Final Evidence Base

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

A map of the housing sites is also attached. Due to the large number of potential housing sites, many of which are small, it is not possible to show all the sites clearly on a single borough-wide map. However, plans of individual sites can be provided on request. Sites that are proposed for allocation in the emerging Site Allocation Document can be viewed on the draft Policies Map whilst sites that have been granted planning permission can be viewed through the interactive mapping on the council’s web site. These maps can be viewed at:

[https://go.walsall.gov.uk/Portals/0/images/importeddocuments/sm2 -
_sad_submission_policies_map_showing_pre-
submission_modifications_and_further_proposed_modifications_april_2017
.pdf](https://go.walsall.gov.uk/Portals/0/images/importeddocuments/sm2_-_sad_submission_policies_map_showing_pre-submission_modifications_and_further_proposed_modifications_april_2017.pdf)

<http://mymaps.walsall.gov.uk/>

The ELR can be viewed at

[https://go.walsall.gov.uk/Portals/0/images/importeddocuments/sei.5 -
_walsall_elr_2016_update_\(april_2017\).pdf](https://go.walsall.gov.uk/Portals/0/images/importeddocuments/sei.5_-_walsall_elr_2016_update_(april_2017).pdf)

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.

Category (a) Sites with Valid Planning Permission

Part (i) Sites that have been completed in 2017-18

SITE REFERENCE	SITE NAME or ADDRESS	Completions 2017- 18
HO0001	Clothier Street	29
HO0045	Former Beechdale School (Open Space)	51
HO0179	CARL STREET	66
HO1300	9 LISTER STREET	2
HO1301	LAND AT,NOOSE LANE (S.P JONES SCRAPYARD),WILLENHALL,WALSALL,WEST MIDLANDS	4
HO1302	SARAH GARDENS	3
HO1303	REAR OF 454 SUTTON ROAD, WALSALL, WS5 3AZ	1
HO1304	31 BRADFORD STREET,WALSALL,WS1 3QA	3
HO1305	NORTH WALSALL DEPOT	21
HO1306	SITE ADJ TO 2 CORMORANT CLOSE, BROWNHILLS, WALSALL	2
HO1307	Lindon Drive	3
HO1308	41-43 Leighswood Road (former Millington York)	35
HO1309	Former Beechdale School (Building Footprint)	27
HO1310	LAND ADJACENT 146, HALL LANE, WALSALL WOOD, WALSALL, WS9 9AR	1
HO1311	BOURNEVALE MOTORS, LICHFIELD ROAD, SHELFIELD (area not open space)	14

HO1312	103 LEIGHSWOOD AVENUE,WALSALL,WS9 8BB	1
HO1313	Redsand Close, Stroud Avenue, Willenhall WV12 4ET	6
TOTAL		269

Part (ii) Sites Currently Under Construction

SITE REF	SITE NAME or ADDRESS	Completions 2017-18	Number of Dwellings Still to Complete
HO0023a	FORMER CASTLE VIEW HOSTEL SITE,CASTLE VIEW CLOSE,MOXLEY	2	17
HO0030	Silver Street, Brownhills	22	85
HO0038	Wolverhampton Road West (rear of 179)	0	5
HO0087	Former Mary Elliott School, Brewer Street	1	59
HO0128	Daw End School	0	63
HO0173	LAND AT 232 LICHFIELD ROAD, WILLENHALL	0	23
HO0182	LAND AT SERVIS UK LTD,DARLASTON ROAD,WEDNESBURY,WALSALL,WEST MIDLANDS,WS10 7SR	29	153
HO0210	THE DOLPHIN P.H.,GOSCOTE LANE,WALSALL,WS3 1PD	0	18
HO0221	GEORGE CARTER PRESSINGS LTD,CLOTHIER STREET, WILLENHALL, WV13 1BG	0	27
HO1030	WHG land (former Booth and O'Hare House)	0	33
HO1034	Harrowby Road, Moxley	11	129
HO1035	Keats Road (Goscote Site A)	30	116
HO1036	LAND ADJACENT 16 AND CAR PARK R/O 16-22 HIGH STREET, ALDRIDGE, WALSALL	0	37
HO1037	FORMER CHAMBERLAIN & HILL, REEVES STREET	0	33
HO1038	Park Lane/ Wood Street WS10 9RS	19	23
HO1039	Shakespeare Crescent (Site D)	15	19
HO1040	FORMER BRIDGEWATER P.H.,STONE LANE,LITTLE BLOXWICH,WALSALL,WS3 3QY	0	18
HO1041	PINFOLD/MILL STREET	0	17

HO1042	BULLS HEAD, 79, Park Road, BLOXWICH, WALSALL, Walsall, WS3 3SW	0	14
HO1043	REVIVAL STREET (Precision Close)	0	12
HO1044	12/13/14 HIGH STREET, WALSALL	0	11
HO1045	BRICO, STUBBERS GREEN ROAD, ALDRIDGE	0	10
HO1046	BULLOCKS ROW/ HILL STREET	0	10
HO1047	LAND TO REAR OF 19 & 21 MARKET PLACE, WILLENHALL, WALSALL	0	9
HO1048	47,PORTLAND ROAD	0	8
HO1049	ST AIDANS CHURCH,HAWBUSH ROAD,WALSALL,WS3 1AE	0	8
HO1050	Waterworks Farm	0	7
HO1051	88/90 STAFFORD STREET, WALSALL WS2 8DU	0	7
HO1052	85 STATION STREET,BLOXWICH,WS3 2PG	0	6
HO1053	44A,ROUGH HAY ROAD,WEDNESBURY,WS10 8NQ	0	6
HO1054	38 BLAKENALL LANE, WALSALL, WS3 1HG	0	5
HO1055	Pelsall Labour Club, Church Road, Pelsall	0	5
HO1056	SWISS COTTAGE, 38 NORTHGATE, WALSALL WOOD, WALSALL, WS9 9BU	0	5
HO1057	SITE ADJACENT TO BROWN JUG P H,SANDBEDS ROAD,WILLENHALL,WV12 4HH	0	4
HO1058	At corner of Old Birchills and Reedswood Close - to rear and side of Rose and Crown Public House, Old Birchills, Walsall.	0	4
HO1059	FORMER CHURCH OF GOD, 73 ST ANNES ROAD, WILLENHALL	0	4
HO1060	87 STAFFORD STREET, WALSALL	0	4
HO1061	LAND TO THE REAR OF 10-12 RAVENSCROFT ROAD, WILLENHALL, WV12 4LY	0	4
HO1062	2, Glebe Street, Walsall, WS1 3NX	0	4
HO1063	FMR ROH WHEEL WORKS, ST ANNE'S ROAD, WILLENHALL	18	3
HO1064	SPRING LANE, PELSALL	6	3
HO1065	15 SANDYMOUNT ROAD,WALSALL,WS1 3AR	0	3
HO1066	263 LICHFIELD ROAD, WALSALL WS4 1EB	0	2
HO1067	188 WEST BROMWICH ROAD,WALSALL,WS1 3HL	0	2

HO1068	LAND ADJ. AND REAR OF 830 CHESTER ROAD, ALDRIDGE, WS9 0LS	0	2
HO1069	Land off Hazelwood Road (Rear of 225 Foley Road West), Streetly, Walsall, B74 3RP	0	2
HO1070	ROYAL GEORGE, 5 NEW ROAD, WILLENHALL, WV13 2AQ	0	2
HO1071	51, BESCOT ROAD, WALSALL, WS2 9AD	0	2
HO1072	248, CHESTER ROAD, STREETLY, SUTTON COLDFIELD, B74 3NB	0	2
HO1073	103 COALPOOL LANE	0	1
HO1074	ADJ 11 STATION ROAD, PELSALL	0	1
HO1075	ASTOR ROAD	0	1
HO1076	BTWN 269 271 LICHFIELD RD, RUSHALL	1	1
HO1077	147 FOLEY ROAD WEST, WALSALL	0	1
HO1078	LAND BETWEEN 20 & 22 CASTLE ROAD, WALSALL, WS9 9BY	0	1
HO1079	482 WOLVERHAMPTON ROAD (east side of existing dwelling)	0	1
HO1080	127A & 131 WALSALL ROAD, WEDNESBURY, WS10 9LA	0	1
HO1081	56 FIBBERSLEY, WILLENHALL, WV13 3AD	1	1
HO1082	12 MULBERRY PLACE, WALSALL, WS3 2NF	0	1
HO1083	365/365A PLECK ROAD, WALSALL, WS2 9HD	0	1
HO1084	THE HAWTHORNS, CARTBRIDGE LANE, WALSALL, WS4 1SB	0	1
HO1085	45-51, TASKER STREET, WALSALL, WS1 3QW	0	1
HO1086	LAND ADJACENT TO 241, LICHFIELD ROAD, SHELFIELD	0	1
HO1087	350 CHESTER ROAD, WALSALL, WS9 0PH	0	1
HO1088	41 BROADWAY, WALSALL, WS1 3EZ	0	1
HO1089	520 CHESTER ROAD, ALDRIDGE, WALSALL, WS9 0PU	7	1
HO1090	72 HILLSIDE, WALSALL, WS8	0	1
HO1091	13 LEIGHSWOOD AVENUE, WALSALL WS9 8AT	0	1
HO1092	12 NEW ROAD, WALSALL, WS8 6AT	0	1
HO1093	1-3 West Bromwich Street, Walsall WS1 3HS	0	1
HO1094	9 Park Road, Walsall WS5 3JT	0	1

HO1095	71 Skip Lane, Walsall WS5 3LP	0	1
HO1096	40, Lake Avenue, Walsall, Walsall, WS5 3PA	0	1
HO1097	12, MANOR ROAD, STREETLY, SUTTON COLDFIELD, B74 3NG	0	1
HO1098	11 , Wood Lane, STREETLY, B74 3LP	0	1
HO1099	HORSE AND JOCKEY, BLOXWICH ROAD, WALSALL, WS2 8BU	0	1
HO1100	17 PARK HALL ROAD,WALSALL,WS5 3HF (replacement dwelling so no net increase)	0	0
TOTAL		162	1072

Part (iii) Sites with Valid Planning Permission Yet to Commence

SITE REF	SITE NAME or ADDRESS	Full or Outline Permission	Capacity
TC33	Tameway Tower, Bridge Street, Walsall WS1 1JZ	FPP	143
HO1110	PATTISON HOUSE, MIDLAND ROAD, WALSALL	FPP	63
HO1111	Bath House	FPP	41
HO0036	Wilkes Avenue (Bentley Home), Bentley	FPP	37
HO1112	Former Market Site, Land at Silver Street, Brownhills	FPP	32
HO1339	REGINA COURT, BRIDGE STREET, WALSALL, WS1 1JG	FPP	31
HO0207	SITE OF THE CAVALCADE P.H.,STROUD AVENUE,WILLENHALL,WV12 4DH	FPP	30
HO0320	Birway Garage, Newhall Street, Willenhall	FPP	28
HO0314	Rushall Mews, New Street, Walsall	FPP	26
HO0315	SITE OF JOHN WOOTTON HOUSE & GREAT CROFT HOUSE WESLEY ROAD DARLASTON	FPP	23
HO0014a	Pinson Road (Little London School), Willenhall	FPP	20
HO1113	Favourite House, 2 Bilston Street, and 16 to 19 Church Street, Darlaston	FPP	18
HO0177	LAND AT BERKLEY CLOSE AND COTTLE CLOSE, REAR OF 31-59 EDINBURGH AVENUE,BENTLEY,WALSALL	FPP	16
HO1114	FORMER JOB CENTRE, PINFOLD STREET, DARLASTON, WEDNESBURY	FPP	15
HO0323	1 and 3 Woodside Road & 1 and 3 Woodside Close, Walsall	FPP	14

HO1115	23, LICHFIELD STREET, WALSALL, WS1 1TJ	FPP	14
HO1116	LAND CORNER OF LEVE LANE/JOHN STREET,WILLENHALL,WALSALL	FPP	12
HO0160	FORMER TANNERY P.H.,BURROWES STREET,WALSALL,WS2 8NX	FPP	12
HO1117	44 STRINGES LANE	FPP	12
HO1118	LAND ON THE FORMER COALPOOL CLINIC,SITE, OFF ROSS ROAD,RYECROFT,WALSALL,WEST MIDLANDS	FPP	12
HO1119	145-147, LICHFIELD STREET, WALSALL, WS1 1SE	FPP	12
HO1120	Former Roapp Hall, Dorsett Road Terrace	FPP	11
HO0312	Pleck Working Men's Club, Pleck Road, Walsall	FPP	11
HO1121	100 & 101, UNION STREET, WILLENHALL, WV13 1PA	FPP	11
HO0185	BENTLEY MOOR CLUB,BENTLEY DRIVE,WALSALL,WEST MIDLANDS	FPP	10
HO0307	Former Royal Navy Club, 120 Elmore Green Road, Bloxwich	FPP	10
HO1122	FERNDALE, CHARLES STREET, WILLENHALL, WV13 1HG	FPP	10
HO1123	Former Aldridge Magistrates Court, Rookery Lane, Aldridge, Walsall	FPP	9
HO1124	CASTLEFORT GRANGE, 39 CASTLEFORT ROAD, WALSALL WOOD	FPP	9
HO1125	Crown and Anchor, West Bromwich Street, Walsall, Walsall, WS1 4BP	FPP	9
HO1126	12-13 MARKET HOUSE AND 20-23 LOWER HALL LANE, WALSALL, WS1 1RL	FPP	9
HO1127	ST. ANDREWS CHURCH, DARLASTON ROAD, WEDNESBURY, WS10 7SR	FPP	8
HO1128	Land Rear of 3 Church Road to 39 High Street, Brownhills.	FPP	8
HO1129	RUDGE CLOSE GARAGES, SHORT HEATH	FPP	8
HO1130	GARAGES AND SITE OF 29-39 RIPON ROAD	FPP	8
HO1131	33 MARKET PLACE,WILLENHALL,WV13 2AA	FPP	8
HO1132	42, 43 & 44 BUTTS ROAD & REAR OF 5 WESTBOURNE STREET, WALSALL, WS4 2BW	FPP	8
HO1133	144 WALSTEAD ROAD	FPP	7
HO1134	LAND ADJACENT, 35 ROWLAND STREET, WALSALL,	FPP	7
HO1135	Queslett Centre, Lakeview Close, Walsall, B43	FPP	7
HO1136	28,28A AND REAR OF 30 BRANTON HILL LANE,WALSALL,WS9 0NR	FPP	7
HO1137	Alexander House, 52 , Bradford Street, WALSALL, WS1 3QD	FPP	7

LC12A	LAND ADJACENT TO 64 HIGH STREET, MOXLEY	FPP	6
HO1139	LAND BETWEEN VICTORIA STREET & BLOXWICH ROAD SOUTH, WILLENHALL, WV13 1DW	FPP	6
HO0318	SPRINGSIDE, 2 SPRING LANE, PELSALL	FPP	6
HO1140	THE SUBSTATION, PARK LANE, DARLASTON WS10 9SE	FPP	6
HO1141	96 VALLEY ROAD, BLAKENALL (Site of)	FPP	6
HO1142	BURLEIGH HOUSE, 2, BOX STREET, WALSALL, WS1 2JR	FPP	6
HO1143	7, BRADFORD LANE, WALSALL	FPP	6
HO1144	LAND BETWEEN TESCO EXPRESS, HIGH ROAD, AND 15, SHORT STREET, WILLENHALL, WV12 4JR	FPP	6
HO1145	LANTERN HOUSE, 129-130, LICHFIELD STREET, WALSALL, WS1 1SY	FPP	6
HO1146	Rear of No. 79, 80, 81, ABLEWELL STREET, WALSALL, WS1 2EU	FPP	6
HO1147	15-16, LOWER HALL LANE, WALSALL, WS1 1RL	FPP	6
HO1148	17-19, LOWER HALL LANE, WALSALL, WS1 1RL	FPP	6
HO0211	THE HAWTHORNS, HIGHGATE DRIVE, WALSALL	FPP	5
HO1149	74 BRADFORD STREET, WALSALL WS1 3QD	FPP	5
HO1150	35, Wood Lane, WILLENHALL, WV12 5NE	FPP	5
HO1151	CAR PARK OFF SISTER DORA GARDENS, SISTER DORA GARDENS, WALSALL	FPP	5
HO1152	17, LYSWAYS STREET, WALSALL, WEST MIDLANDS, WS1 3AG	FPP	5
HO1153	FORMER LIBRARY, BRICKILN STREET	FPP	4
HO1154	18-23 Stafford Street, Willenhall, WV13 1TG	FPP	4
HO1155	CHARNWOOD CLOSE, MOXLEY	FPP	4
HO1156	LAND BETWEEN 151 AND 157 MACKAY ROAD, BLOXWICH, WALSALL, WS3 3BX	FPP	4
HO1157	BUILDING AND GARDEN SUPPLIES, BARR COMMON ROAD, ALDRIDGE, WS9 0SB	FPP	4
HO1158	FORMER GARAGE SITE, KENNET CLOSE, WALSALL	FPP	4
HO1159	LAND SOUTH OF 2 GREEN LANE, WALSALL	FPP	4
HO1160	Former Acord P.H., 29 Walsall Road, Willenhall WV13 2EG	FPP	4
HO1161	PLECK EYE CARE CENTRE, 252, WEDNESBURY ROAD, WALSALL, WS2 9QN	FPP	4
HO1162	73 BRIDGE STREET, WALSALL, WS1 1JQ	FPP	4

LC18A	THE FOUR CROSSES, 1, GREEN LANE, SHELFIELD, WALSALL, WS4 1RN	FPP	4
HO1164	481, Bloxwich Road, Walsall, WS3 2XA	FPP	4
HO1165	Foxhills Farm, Beacon Road, Aldridge, WS9 0QP	FPP	4
HO1166	FORMER ABBERLEY HOTEL 27-31, BESCOT ROAD, WALSALL, WS2 9AD	FPP	4
HO1167	ALDRIDGE SCHOOL - SITE A, BOSTY LANE, ALDRIDGE, WS9 0QG	FPP	4
HO1168	4 Cross Street, Willenhall, WV13 1PG	FPP	4
HO1169	LAND REAR OF 56 TO 62, WEDNESBURY ROAD, WALSALL	FPP	4
HO1170	DKR ACCOUNTANTS, 36, LICHFIELD STREET, WALSALL, WS1 1TJ	FPP	4
HO1171	46 , Sandwell Street, WALSALL, WS1 3EB	FPP	4
HO1172	6-12 IDA ROAD, WALSALL, WEST MIDLANDS, WS2 9SR	FPP	4
HO1173	168-169, STAFFORD STREET, WALSALL, WS2 8EA	FPP	4
HO1174	135, ERDINGTON ROAD, ALDRIDGE, WALSALL, WS9 0RT	FPP	4
HO1175	LAND ADJACENT 99, WOOD LANE, PELSALL	FPP	3
HO1176	2 SPRINGFIELDS, RUSHALL, WALSALL, WS4 1JT	FPP	3
HO1177	Croft Apartments, Croft Street, Willenhall WV13 2NU	FPP	3
HO1178	34, CAMDEN STREET, WALSALL, WS1 4HF	FPP	3
HO1179	312 PLECK ROAD, WALSALL, WS2 9EY	FPP	3
HO1180	CASH GENERATOR, 18, Bradford Street, Walsall, Walsall, WS1 1PB	FPP	3
HO1181	Land to rear of 24- 26, Brownhills Road, Walsall Wood, Walsall, WS8 7BS	FPP	3
HO1182	36, UPPER LICHFIELD STREET, WILLENHALL, WV13 1PF	FPP	3
HO1183	95 , Ogleby Road, BROWNHILLS, WS8 6AP	FPP	3
HO1184	DOCTORS SURGERY, ABBEY SQUARE, BLOXWICH, WALSALL, WS3 2RH	FPP	3
HO1185	The Manor Club, Harper Street, Willenhall, Walsall, WV13 1SW	FPP	3
HO1186	52 QUICKSAND LANE (ADJACENT), ALDRIDGE	FPP	3
HO1187	123-127, WALSALL ROAD, DARLASTON, WEDNESBURY, WS10 9JU	FPP	3
HO1188	THE FREE TRADE INN P.H., WOOD LANE, PELSALL, WALSALL,	FPP	3
HO1189	MILL STREET, DARLASTON (land rear of Nelson Inn and 24 to 26 Wolverhampton Street)	FPP	2

HO1190	5 & 6,DOVERIDGE PLACE,WALSALL	FPP	2
HO1191	ADJ 44 SANDBEDS ROAD	FPP	2
HO1192	43 FOLEY ROAD EAST,WALSALL,B74 3HR	FPP	2
HO1193	FISHER STREET (REAR OF ACORN PUBLIC HOUSE)	FPP	2
HO1194	SITE CORNER OF BIRMINGHAM STREET & OLD PARK ROAD, DARLASTON	FPP	2
HO1195	LAND ADJACENT 60 HOWDLES LANE, BROWNHILLS, WS8 7PL	FPP	2
HO1196	11 BENTLEY LANE, WILLENHALL, WV12 4AH	FPP	2
HO1197	234 LICHFIELD ROAD, WILLENHALL, WV12 5BG	FPP	2
HO1198	35B PORTLAND ROAD, WALSALL, WS9 8NU	FPP	2
HO1199	LAND ADJACENT SIR CHARLES NAPIER P.H., LORD STREET, WALSALL, WS1 4LA	FPP	2
HO1200	6 Ashtree Road, Pelsall WS3 4LR	FPP	2
HO1201	5-6 Cross Street, Willenhall WV13 1PG	FPP	2
HO1202	53, BELL LANE, WALSALL, WS5 4PU	FPP	2
HO1203	136 LICHFIELD ROAD,WALSALL,WS8 6JB	FPP	2
HO1204	THE OLD HALL FARM,OLD HALL LANE,WALSALL,WS9 0RF	FPP	2
HO1205	THE POETS CORNER,51 KEATS ROAD,WILLENHALL,WV12 5HY	FPP	2
HO1206	307 WOLVERHAMPTON ROAD,WALSALL,WS2 8RL	FPP	2
HO1207	8, WEBSTER ROAD, WALSALL, WS2 7AL	FPP	2
HO1208	1,CHURCH STREET,WALSALL,WEST MIDLANDS,WS3 3HE	FPP	2
HO1209	523 BLOXWICH ROAD, WALSALL, WS3 2XD	FPP	2
HO1210	107-108, The Green, DARLASTON, WS10 8JP	FPP	2
HO1211	6-10, CHURCH ROAD, BROWNHILLS, WALSALL, WS8 6AA	FPP	2
HO1213	44, CHESTER ROAD NORTH, BROWNHILLS, WALSALL, WS8 7JP	FPP	2
HO1214	22 STAFFORD STREET, WALSALL, WS2 8DG	FPP	2
HO1215	Unit CU1, Art Court, Navigation Street, Walsall	FPP	2
HO1216	63, CHARLEMONT ROAD, WALSALL, WS5 3NQ	FPP	2
HO1218	SANDWELL HOUSE, 1-31 SANDWELL STREET, WALSALL, WS1 3DS	FPP	2

HO1219	2, JESSON ROAD, WALSALL, WS1 3AS	FPP	2
HO1220	ZAKS INTOWN CABS, INTOWN, WALSALL, WS1 1SQ	FPP	2
HO1221	13, CHURCH ROAD, BROWNHILLS, WALSALL, WS8 6AA	FPP	2
HO1222	THE BUNGALOW CARE HOME, SHORT STREET, BROWNHILLS, WALSALL, WS8 6AD	FPP	2
HO1223	HEATHFIELD LANE WEST (BETWEEN 56 AND 56A/B)	FPP	1
HO1224	122 PELSALL ROAD, WALSALL, WS8 7DP	FPP	1
HO1225	23 Green Lane, Walsall Wood, Walsall	FPP	1
HO1226	R/O ARBORETUM LODGE, 16 BLAKENALL LANE	FPP	1
HO1227	35 PRINCES AVENUE, WALSALL, WS1 2DG	FPP	1
HO1228	14 MARKET PLACE, WILLENHALL, WV13 2AA	FPP	1
HO1229	86B WALSALL ROAD, WEDNESBURY, WEST MIDLANDS, WS10 9JT	FPP	1
HO1230	LAND ADJACENT 2 SIMMONDS PLACE, WEDNESBURY, WS10 8BN	FPP	1
HO1231	ALDRIDGE COURT FARM, LITTLE ASTON ROAD	FPP	1
HO1232	206 OLD BIRCHILLS, WALSALL, WS2 8QD	FPP	1
HO1233	TOWER HOUSE, 11A, SUTTON ROAD, WALSALL, WS1 2PA	FPP	1
HO1234	191 WOLVERHAMPTON ROAD, PELSALL, WALSALL, WS3 4AW	FPP	1
HO1235	COXFOLD FARM, 167 PINFOLD LANE, WALSALL, WS9 0QY	FPP	1
HO1236	183 HIGH STREET, BROWNHILLS, WALSALL, WS8 6HG	FPP	1
HO1237	38 EASTBOURNE STREET, WALSALL, WS4 2BN	FPP	1
HO1238	LAND BETWEEN 19 AND 21, GLADSTONE STREET, WALSALL, WS2 8BL	FPP	1
HO1239	33 SCHOOL AVENUE, WALSALL, WS8 6AG	FPP	1
HO1240	Beacon Farm, Pinfold Lane, Walsall, WS9 0QS	FPP	1
HO1241	47 Gorway Road, Walsall WS1 3BE	FPP	1
HO1242	55 Lodge Road, Walsall WS5 3LA	FPP	1
HO1243	51 Charlemont Road, Walsall WS5 3NQ	FPP	1
HO1244	2, DANEWAYS CLOSE, STREETLY, SUTTON COLDFIELD, B74 3NL	FPP	1
HO1245	LAND BETWEEN 13 AND 19, WEST BROMWICH STREET, WALSALL, WS1 4BP	FPP	1

HO1246	226 WEDNESBURY ROAD,WALSALL,WS2 9QN	FPP	1
HO1247	Land between 6 and 14 Foundry Lane,Pelsall,Walsall,WS3 4QH.	FPP	1
HO1248	352 WALSALL WOOD ROAD,WALSALL,WS9 8HL	FPP	1
HO1249	Land Rear of 30-34 Haley Street, Willenhall	FPP	1
HO1250	20, Bell Road, Walsall, Walsall, WS5 3JW	FPP	1
HO1251	LAND ADJACENT NO 5, HALL STREET, WALSALL	FPP	1
HO1252	5, Gillity Avenue, Walsall, Walsall, WS5 3PH	FPP	1
HO1253	1, Mob Lane, Pelsall, Walsall, WS4 1BB	FPP	1
HO1254	56A, HEATHFIELD LANE WEST, DARLASTON, WEDNESBURY, WS10 8QP	FPP	1
HO1255	37, Field Maple Road, STREETLY, SUTTON COLDFIELD, Walsall, B74 2AD	FPP	1
HO1256	322, SKIP LANE, WALSALL, WS5 3RA	FPP	1
HO1257	11, HIGH STREET, WALSALL, WS1 1QW	FPP	1
HO1258	105, BIRMINGHAM ROAD, ALDRIDGE, WALSALL, WS9 0AH	FPP	1
HO1259	82, FOLEY ROAD WEST, STREETLY, SUTTON COLDFIELD, B74 3NP	FPP	1
HO1260	1, FOLEY CHURCH CLOSE, STREETLY, SUTTON COLDFIELD, B74 3JX	FPP	1
HO1261	2, CHURCH STREET, DARLASTON, WEDNESBURY, WS10 8DS	FPP	1
HO1262	89, STONNALL ROAD, ALDRIDGE, WALSALL, WS9 8JZ	FPP	1
HO1263	40 , High Street, CLAYHANGER, WS8 7EA	FPP	1
HO1264	108,WALSALL ROAD,DARLASTON,WALSALL,WEST MIDLANDS	FPP	1
HO1265	17 , Woodlands Avenue, WALSALL, WS5 3LN	FPP	1
HO1266	GARAGES ADJ. 2 SUNNYSIDE, WALSALL WOOD	FPP	1
HO1267	251, BIRMINGHAM ROAD, WALSALL, WS5 3AA	FPP	1
HO1268	43, GOODALL STREET, WALSALL, WS1 1QJ	FPP	1
HO1269	17, ELMSTEAD CLOSE, WALSALL, WS5 3BT	FPP	1
HO1270	C J PETTY LTD, 175, HIGH STREET, BROWNHILLS, WALSALL, WS8 6HG	FPP	1
HO1212	62, WESTON CRESCENT, ALDRIDGE, WALSALL, WS9 0HB	FPP	1
HO1271	191, WATLING STREET, BROWNHILLS, WALSALL, WS8 7JU	FPP	1

HO1272	LAND ADJACENT, 64 BORNEO STREET, WALSALL, WS4 2HY	FPP	1
HO1273	LAND REAR OF 15, GREEN LANE, PELSALL, WALSALL, WS3 4PA	FPP	1
HO1274	6, LINFORTH DRIVE, STREETLY, SUTTON COLDFIELD, B74 2EQ	FPP	1
HO1275	10, NEW ROAD, WILLENHALL, WV13 2BG	FPP	1
HO1276	THE SNEYD, 67, VERNON WAY, BLOXWICH, WALSALL, WS3 2LU	FPP	1
HO1277	19, ELIZABETH ROAD, WALSALL, WS5 3PF	FPP	1
HO1278	9, BEACON HILL, ALDRIDGE, WALSALL, WS9 0RH	FPP	1
HO1279	HOUSE IN THE WOOD, STREETLY WOOD, STREETLY, SUTTON COLDFIELD, B74 3DQ	FPP	1
HO1280	Land adjacent to 49 , Beechcroft Crescent, Streetly, B74 3SQ	FPP	1
HO1281	2, BRABHAM CRESCENT, STREETLY, SUTTON COLDFIELD, B74 2BN	FPP	1
HO1282	395, BIRMINGHAM ROAD, WALSALL, WS5 3NU	FPP	1
HO1283	53, CHARLEMONT ROAD, WALSALL, WS5 3NQ	FPP	1
HO1284	BLEAK HOUSE, NEST COMMON, PELSALL, WALSALL, WS3 5AZ	FPP	1
HO1217	64 , Spring Road, SHELFIELD, WS4 1QQ	FPP	1
HO1285	24, WOODLANDS AVENUE, WALSALL, WS5 3LN	FPP	1
HO1286	PORTLAND BUILDINGS, PORTLAND ROAD, ALDRIDGE, WALSALL, WS9 8PR	FPP	1
HO1287	85, WILLENHALL STREET, DARLASTON, WEDNESBURY, WS10 8NG	FPP	1
HO1288	LAND ADJ 60 HOWDLES LANE, BROWNHILLS, WALSALL, WS8 7PL	FPP	1
HO1289	28, SPRINGVALE AVENUE, WALSALL, WS5 3QB	FPP	1
HO1290	Land adjacent to 337, WEST BROMWICH ROAD, WALSALL, WS5 4NR	FPP	1
HO1291	19, CHARLEMONT ROAD, WALSALL, WS5 3NG	FPP	1
HO1292	NEHEMIAH COURT, 38, BATH ROAD, WALSALL	FPP	1
HO1299	141 and 143 Chester Road, Streetly B74 3NE (replacement dwellings)	FPP	0
HO1293	5A, MORETON AVENUE, GREAT BARR, BIRMINGHAM, B43 7QP (replacement dwelling)	FPP	0
HO1296	13-14 ROBERTS CLOSE, WALSALL, WS9 9LQ (replacement dwelling)	FPP	0
HO1297	86 GLEBE STREET, WALSALL, WS1 3NU (replacement dwelling)	FPP	0
HO1298	39, COLLINGWOOD DRIVE, GREAT BARR, BIRMINGHAM, B43 7NY (replacement dwelling)	FPP	0

HO1294	43 Rowley Street, WALSALL WS1 2AX (replacement dwelling)	FPP	0
HO1295	ROYAL HOTEL, ABLEWELL STREET, WALSALL, WS1 2EL (part conversion to HMO)	FPP	0
HO0066a	Former Harvestime Bakery, Raleigh Street, Walsall	OPP	80
HO0180	LAND AT CHURCHILL ROAD AND KENT ROAD TO THE REAR OF 2-14 KENT ROAD AND 201-205 CHURCHILL ROAD, BENTLEY, WALSALL	OPP	26
HO1101	69-72 WEDNESFIELD ROAD, WILLENHALL	OPP	6
HO1102	LAND TO THE REAR OF 51-61 WOOD LANE, WILLENHALL, WALSALL, WV12 5NF	OPP	6
HO1103	68 Harden Road and land to the rear of 70 Harden Road, Walsall	OPP	5
HO1104	HORSE AND JOCKEY, 33, WALSALL ROAD, DARLASTON, WEDNESBURY, WS10 9JS	OPP	4
HO1105	LAND REAR OF 9, BASLOW ROAD, BLOXWICH	OPP	3
HO1106	QUEENS HEAD, CHURCH STREET, BLOXWICH, WALSALL, WS3 3JQ	OPP	2
HO1107	35, GREAT BRIDGE ROAD, BILSTON, WV14 8LG	OPP	2
HO1108	16, COPPY HALL GROVE, ALDRIDGE, WALSALL, WS9 8RP	OPP	1
HO1109	SADDLERS ARMS, FISHLEY LANE, BLOXWICH, WALSALL, WS3 3PS	OPP	1
TOTAL			1292

Category (b) Sites Allocated for Housing Development in UDP and SAD (UDP Proposal H2 and SAD Policy HC1)

Includes sites with a lapsed full or outline planning permission (shown as FPP or OPP below).

Allocated sites with a valid planning permission are listed under category (a) above.

SITE REF	SITE NAME or ADDRESS	HOUSING STATUS	TOTAL CAPACITY	Estimated Completions Within 5 Years	Estimated Completions in Year 6 onwards
HO0168a	HOWDLES LANE/CASTLE STREET, BROWNHILLS	ALP	40	0	40
HO1314	GORWAY ROAD	ALP	25	0	25
HO1315	ENTERPRISE DRIVE, STREETLY	ALP	16	0	16
HO0201	Rear of Pinson Road, Willenhall	ALP	15	0	15

HO0194	LICHFIELD ROAD, LITTLE BLOXWICH	ALP	10	0	10
HO0154	Eagle Public House, Creswell Crescent, Bloxwich	FPP	17	17	0
HO0303	LAND (INCLUDING FACTORY COMPLEX AP (UK)) AT HEATHFIELD LANE WEST, DARLASTON	FPP	188	188	0
HO0176	LAND AT BENTLEY ROAD NORTH,WALSALL,	FPP	144	0	144
HO0217a	Former Petrol Station corner of Bentley Mill Way, Wolverhampton Road West, Walsall	FPP	21	0	21
HO0157a	FORMER AUTOCRAFT, WALSALL ROAD, WALSALL WOOD	FPP	20	0	20
HO0162a	FORMER WORKS SITE C/O CEMETERY ROAD,VILLIERS STREET,WALSALL,WILLENHALL,WEST MIDLANDS	FPP	14	0	14
HO0162b	Villiers Street (AJM Buildings), Willenhall	FPP	9	0	9
HO0039b	JOYNSON STREET, Darlaston	FPP	5	0	5
HO0011	Somerford Place (former Dorsetts Scrapyard), Willenhall	GTTS	26	0	26
HO0061	Canalside Close, Goscote	GTTS	15	0	15
HO0181	LAND AT FORMER CAPARO WORKS, BETWEEN THE WYRLEY AND ESSINGTON CANAL,MINER STREET, GREEN STREET AND OLD BIRCHILLS, WALSALL	OPP	310	150	160
HO0150	British Lion Works, Forest Lane, Walsall	OPP	60	60	0
HO0163	Former Select Windows, Walsall Road, Walsall Wood	OPP	27	0	27
HO0137a	60,WALSALL ROAD,WILLENHALL,WALSALL,WEST MIDLANDS	OPP	24	0	24
HO0195	Petrol Station, 274-276 Lichfield Road, Willenhall	OPP	21	0	21
HO0147	ASK Motors, 664 Bloxwich Road, Walsall	OPP	20	0	20
HO0205	Corner of Edison Road and Arkwright Road, Beechdale, Walsall	OPP	11	0	11
HO0168b	GLADSTONE HOUSE, 45 CASTLE STREET, BROWNHILLS, WS8 7PX	OPP	6	0	6
HO0137c	3 Fletchers Lane, Willenhall	OPP	3	0	3
HO0027	Goscote Lodge Crescent (Site B), Goscote	SADHA	426	250	176
HO0029	Goscote Lane Copper Works, Goscote	SADHA	395	150	245
HO0046	Noose Crescent (former Lakeside School), Willenhall	SADHA	59	59	0
HO0317	FORMER WARRENERS ARMS, HIGH STREET, BROWNHILLS	SADHA	58	58	0
HO0305	Cricket Close Allotments and Tennis Courts, Walsall	SADHA	42	42	0

HO0306	Darlaston Multi-Purpose Centre Site, Victoria Road/ Slater Street, Darlaston	SADHA	35	35	0
HO0313	Royal British Legion Club, Broad Lane Gardens, Bloxwich	SADHA	25	25	0
HO0040	Riding Way, Short Heath	SADHA	14	14	0
HO0117	New Invention Methodist Church, Lichfield Road, New Invention	SADHA	14	14	0
HO0310	Narrow Lane House and Neighbourhood Office Site, Narrow Lane, Walsall	SADHA	14	14	0
HO0208	Stencill's Farm (Caravan Storage Site), Mellish Road, Walsall	SADHA	10	10	0
HO0062	Former Metal Casements, Birch Street, Walsall	SADHA	95	0	95
HO0060c	Hollyhedge Lane (east side) (former Bradford Coal Wharf), Walsall	SADHA	52	0	52
HO0060a	Hollyhedge Lane (east side) (30 to 32), Walsall	SADHA	33	0	33
HO0321	Willenhall Coachcraft, 348 Wolverhampton Road West, Willenhall	SADHA	33	0	33
HO0053	Rear of 16 High Road, Lane Head, Willenhall	SADHA	29	0	29
HO0020	Field Street (Gilberts' Club), Willenhall	SADHA	26	0	26
HO0023b	Kendrick Place and Castle View Road, Moxley	SADHA	25	0	25
HO0126	Field Road Education Development Centre	SADHA	25	0	25
HO0072	Festival Avenue, Darlaston	SADHA	24	0	24
HO0093	Woodwards Road (former garage and vehicle storage yard), Walsall	SADHA	24	0	24
HO0060b	Hollyhedge Lane (east side) (28), Walsall	SADHA	24	0	24
HO0044	Poplar Avenue (east), Bentley	SADHA	23	0	23
HO0125	Essington Lodge, Essington Road, New Invention	SADHA	23	0	23
HO0124	Allen's Centre, Hilton Road, New Invention	SADHA	22	0	22
HO0308	Gordon House (TA Centre), Sutton Road, Walsall	SADHA	22	0	22
HO0322	ROWLEY VIEW, MOXLEY	SADHA	22	0	22
HO0037	Bentley Road North (corner of King Charles Avenue), Bentley	SADHA	19	0	19
HO0039a	Joynson Street (site of former Kings Hill JMI School), Darlaston	SADHA	17	0	17
HO0066b	Walsall Iron and Steel, Wolverhampton Road, Walsall	SADHA	17	0	17
HO0157c	Jubilee House, Walsall Road, Walsall Wood	SADHA	16	0	16
HO0043	Watling Street (land north of Kings Deer Road), Brownhills	SADHA	15	0	15

HO0065	Hollyhedge Lane (west side), Walsall	SADHA	14	0	14
HO0041b	Mill Street, (former scrap yard), Walsall	SADHA	12	0	12
HO0316	Premier Aftercare, The Green, Darlaston	SADHA	11	0	11
HO0071	Festival Avenue (end of street), Darlaston	SADHA	10	0	10
HO0304	BETWEEN 114 AND 120 AND 122A AND 127 WATLING STREET/ ROMAN CLOSE BROWNHILLS	SADHA	10	0	10
HO0016	New Road (former car showroom), Willenhall	SADHA	9	0	9
HO0217b	Former Lane Arms Public House corner of Bentley Road North, Wolverhampton Road West, Walsall	SADHA	8	0	8
HO0041a	Hatherton Liberal Club, North Street, Walsall	SADHA	6	0	6
HO0157b	Motor City, 117b Walsall Road, Walsall Wood	SADHA	4	0	4
HO0060d	Orange Tree, 20 Wolverhampton Road, Walsall	SADHA	4	0	4
HO0137b	Fletchers Lane (1 and 2), Willenhall	SADHA	2	0	2
TOTAL			2815	1086	1729

Category (c) Lapsed Planning Permissions

SITE REF	SITE NAME or ADDRESS	HOUSING STATUS	TOTAL CAPACITY	Estimated Completions Within 5 Years	Estimated Completions in Year 6 onwards
HO1008	WILLIAM HOUSE, MARSH LANE, WALSALL, WS2 9LN	FPP	60	60	0
LC14A	CORNER OF MORETON AVENUE & BEACON ROAD, GREAT BARR, BIRMINGHAM, B43 7BW	FPP	14	14	0
HO1346	POOL STREET (site of former 12 to 15)	FPP	10	10	0
LC31A	The Leathern Bottle PH., Cresswell Crescent, Walsall, WS3 2UW	FPP	9	9	0
HO1375	89 ABLEWELL STREET, WALSALL, WS1 2EU	FPP	3	3	0
HO1376	180 HALL LANE, WALSALL WOOD, WALSALL, WS9 9AR	FPP	3	3	0

HO1402	ADJ 5 PARK HALL ROAD, WALSALL	FPP	1	1	0
HO1442	Keepers Cottage off Nether Hall Avenue, Great Barr, B46 1JU	FPP	1	1	0
HO1340	37-38 BRADFORD STREET	FPP	20	0	20
LC8A	BUTLER'S ARMS SITE, BLOXWICH ROAD/ HARDEN ROAD, LEAMORE	FPP	18	0	18
HO1342	MURCO SERVICE STATION, PINFOLD STREET, DARLASTON	FPP	16	0	16
LC30A	70 HOLLYHEDGE LANE (111)	FPP	12	0	12
HO1345	76-84, GLEBE STREET, WALSALL, WEST MIDLANDS, WS1 3NX	FPP	11	0	11
HO1347	STATION STREET WMC, 119 MILTON STREET, WALSALL, WS1 4LW	FPP	10	0	10
HO1348	RYECROFT VILLAS, PROFFITT STREET	FPP	9	0	9
HO1349	LAND REAR OF 17-33 STAFFORD ROAD, BLOXWICH, WS3 2JR	FPP	9	0	9
HO1351	THE BELLE VUE, MOAT ROAD, WALSALL, WS2 9PR	FPP	9	0	9
HO1352	LAND BETWEEN 108 AND 120 COLTHAM ROAD, WILLENHALL	FPP	9	0	9
HO1353	CALDMORE GREEN CLUB, 19 WEST BROMWICH STREET, WALSALL, WS1 4BP	FPP	9	0	9
LC30C	43/44, BIRCHILLS STREET, WALSALL, WEST MIDLANDS, WS2 8MG	FPP	8	0	8
HO1355	25, CROFT STREET, WILLENHALL, WALSALL, WEST MIDLANDS, WV13 2NU	FPP	8	0	8
HO1356	7 PAULS COPPICE, BROWNHILLS, WALSALL, WS8 7DE	FPP	8	0	8
HO1357	192 LICHFIELD ROAD, BROWNHILLS, WALSALL	FPP	8	0	8
HO1358	ADJ 44 BULL LANE, DARLASTON	FPP	6	0	6
HO1359	152 BEACON ROAD, GREAT BARR	FPP	6	0	6
HO1360	ANCHOR HOUSE, ANCHOR ROAD, ALDRIDGE	FPP	6	0	6
HO1361	35 ARBORETUM ROAD, WALSALL, WS1 2QH	FPP	5	0	5
HO1362	61-65 LYSWAYS STREET AND 32-36 BIRMINGHAM ROAD, WALSALL, WEST MIDLANDS	FPP	5	0	5
HO1363	9 UPPER LICHFIELD STREET, WILLENHALL, WV13 1PB	FPP	5	0	5
HO1364	74 & 75 Stafford Street, Willenhall, WV13 1RT	FPP	5	0	5
HO1365	18-20 GOODALL STREET, WALSALL, WS1 1QL	FPP	5	0	5
HO1366	23, HARRY PERKS STREET AND 32 WEBSTER ROAD, WILLENHALL, WV13 1BN	FPP	5	0	5
HO1367	7, Lysways Street, Walsall, Walsall, WS1 3AG	FPP	5	0	5

HO1368	257-258,STAFFORD STREET,WALSALL,WEST MIDLANDS,WS2 8DF	FPP	4	0	4
HO1369	40 BAYNTON ROAD, WILLENHALL	FPP	4	0	4
HO1370	LAND ADJACENT FURLONG HOUSE, LANTON CLOSE, BLOXWICH	FPP	4	0	4
HO1371	36-37 GOODALL STREET, WALSALL, WS1 1QL	FPP	4	0	4
HO1372	THREE CROWNS P.H.,SUTTON ROAD,WALSALL,WS5 3AX	FPP	4	0	4
HO1373	107 CHAPEL LANE, GREAT BARR	FPP	4	0	4
HO1374	CAIRNS STREET	FPP	3	0	3
HO1377	Unit A, King Street, Walsall, WS1 4AF	FPP	3	0	3
HO1378	QUEENS CHAMBERS 65, BRIDGE STREET, WALSALL, WS1 1JQ	FPP	3	0	3
HO1379	31 BIRMINGHAM STREET,WALSALL,WV132HW	FPP	2	0	2
HO1380	35 BILSTON LANE,WALSALL,WV13 2QF	FPP	2	0	2
HO1381	14 SAMUEL STREET,WALSALL,WS3 2EU	FPP	2	0	2
HO1382	3A,ABLEWELL STREET,WALSALL	FPP	2	0	2
HO1383	Land to the r/o 47 & 41 Clarendon Street, Bloxwich, Walsall	FPP	2	0	2
HO1384	60 PINFOLD STREET,DARLASTON,WS10 8TE	FPP	2	0	2
HO1385	321-323 PLECK ROAD,WALSALL,WS2 9HD	FPP	2	0	2
HO1386	140 THORNHILL ROAD	FPP	2	0	2
HO1387	13 REEVES STREET, WALSALL, WS3 2DQ	FPP	2	0	2
HO1388	THE SPRING COTTAGE, LICHFIELD ROAD, SHELFIELD WS4 1PS	FPP	2	0	2
HO1389	57, 59, 61 High Road, Lane Head, Willenhall	FPP	2	0	2
HO1390	LAND AT 14A HOLLY CLOSE,WILLENHALL,WV12 5RR	FPP	2	0	2
HO1391	108 COLTHAM ROAD, WILLENHALL, WV12 5QD	FPP	2	0	2
HO1392	39A FOLEY ROAD EAST, SUTTON COLDFIELD, B74 3HR	FPP	2	0	2
HO1393	GREEN LANE STORE, 7 GREEN LANE, SHELFIELD WS4 1RN	FPP	2	0	2
HO1394	1 WOLVERSON ROAD, WALSALL, WS9 9JE	FPP	2	0	2
HO1395	50 HOLDEN CRESCENT, WALSALL, WS3 1QA	FPP	2	0	2
HO1396	76 IDA ROAD, WALSALL WS2 9SS	FPP	2	0	2

HO1397	HAYWARD CLOSE (LAND ADJACENT 2)	FPP	1	0	1
HO1398	ELDON STREET (2), DARLASTON	FPP	1	0	1
HO1399	27 LISTER STREET, WALSALL	FPP	1	0	1
HO1400	HILLARY STREET (adj 96)	FPP	1	0	1
HO1401	ADJ 42 HILLARY STREET, WALSALL	FPP	1	0	1
HO1403	R/O 38 SELMANS HILL	FPP	1	0	1
HO1404	158,LICHFIELD ROAD,SHELFIELD	FPP	1	0	1
HO1405	50,ASHMORE LAKE ROAD,WILLENHALL,WALSALL,WEST MIDLANDS	FPP	1	0	1
HO1406	RUSHALL MANOR CLOSE (2)	FPP	1	0	1
HO1407	ADJ 433 WEST BROMWICH ROAD	FPP	1	0	1
HO1408	COBDEN STREET (between 102 and 110)	FPP	1	0	1
HO1409	29A,REEDSWOOD LANE,WALSALL,WS2 8QW	FPP	1	0	1
HO1410	REAR OF 203/205,FOLEY ROAD WEST,STREETLY,WALSALL	FPP	1	0	1
HO1411	LAND REAR OF 121,PARGETER STREET,WALSALL,WS2 8QR	FPP	1	0	1
HO1412	37 DALE END, DARLASTON	FPP	1	0	1
HO1413	Rear of 62 & 64 Foley Road East, Walsall, B74 3JD	FPP	1	0	1
HO1414	LAND ADJACENT TO 172 CLOTHIER STREET, WILLENHALL, WALSALL, WV131BB	FPP	1	0	1
HO1415	117 HIGH ROAD	FPP	1	0	1
HO1416	159 DANGERFIELD LANE,MOXLEY,WEDNESBURY	FPP	1	0	1
HO1417	39 SLANEY ROAD,WALSALL,WS2 9AF	FPP	1	0	1
HO1418	Adjacent 197 WALSTEAD ROAD,WALSALL,WS5 4DW	FPP	1	0	1
HO1419	FIRST FLOOR,27 MARKET PLACE,BLOXWICH,WALSALL,WS3 2JH	FPP	1	0	1
HO1420	R/O 22 PARTRIDGE AVENUE, DARLASTON, WALSALL	FPP	1	0	1
HO1421	271 WEDNESBURY ROAD,PLECK,WALSALL,WS2 9QJ	FPP	1	0	1
HO1423	COACH HOUSE R/O 9 BELVIDERE ROAD, WALSALL, WS1 3AU	FPP	1	0	1
HO1424	43 LICHFIELD ROAD,BLOXWICH,WALSALL,WS3 3LT	FPP	1	0	1
HO1425	74 LICHFIELD ROAD,BLOXWICH,WALSALL,WS3 3LY	FPP	1	0	1

HO1426	3 HARDEN CLOSE, WALSALL, WS3 1BU	FPP	1	0	1
HO1427	116 LICHFIELD ROAD, SHELFIELD, WALSALL, WS4 1PS	FPP	1	0	1
HO1428	2 GREEN LANE, BLOXWICH, WS3 2BP	FPP	1	0	1
HO1429	39 LYSWAYS STREET, WALSALL, WS1 3AG	FPP	1	0	1
HO1430	LAND BETWEEN 1 & 3 AND BETWEEN 9 & 11 CRICKET CLOSE, WALSALL, WS5 3PU	FPP	1	0	1
HO1431	233 WALSALL ROAD, ALDRIDGE	FPP	1	0	1
HO1432	LAND ADJACENT 12 PELSALL LANE, BLOXWICH, WS3 3DH	FPP	1	0	1
HO1433	22 BROADWAY NORTH, WALSALL, WS1 2AJ	FPP	1	0	1
HO1434	LAND ADJACENT 15 GOSCOTE ROAD, WALSALL, WS3 4LE	FPP	1	0	1
HO1435	LAND ADJ. THORN TREES, SCOTT ROAD, WALSALL, WS5 3JN	FPP	1	0	1
HO1436	141 HIGH STREET, BROWNHILLS, WS8 6HG	FPP	1	0	1
HO1437	402A BIRMINGHAM ROAD, WALSALL, WS5 3NX	FPP	1	0	1
HO1438	115A OGLEY ROAD, BROWNHILLS, WALSALL, WS8 6AN	FPP	1	0	1
HO1439	1 JOHN STREET, WILLENHALL	FPP	1	0	1
HO1440	42A Weston Street, Palfrey WS1 4EJ	FPP	1	0	1
HO1441	23 WATLING STREET, BROWNHILLS, WALSALL, WS8 7PT	FPP	1	0	1
HO1443	75, NEW ROAD, WILLENHALL, WV13 2DA	FPP	1	0	1
HO1422	27 GILLITY AVENUE, WALSALL, WS5 3PJ (replacement dwelling)	FPP	0	0	0
HO1445	33 WEST BROMWICH STREET, WALSALL, WS1 4BP (replacement dwelling)	FPP	0	0	0
HO1446	14 BANFIELD ROAD, WEDNESBURY, WS10 7QU (replacement dwelling)	FPP	0	0	0
HO1444	2 THORNHILL PARK, SUTTON COLDFIELD, B74 2LG (replacement dwelling)	FPP	0	0	0
HO1447	80 HAWES ROAD, WALSALL WS1 3LF (conversion to non-residential use)	FPP	0	0	0
HO1450	23 MELLISH ROAD (conversion to non-residential use)	FPP	0	0	0
HO1448	2 Springhill Road, Walsall WS1 2LN (conversion to non-residential use)	FPP	0	0	0
HO1449	8 STRINGES LANE, WILLENHALL, WV13 1LB (conversion to non-residential use)	FPP	0	0	0

HO1318	LAND TO THE REAR OF 112-156 WILKES AVENUE AND 200-220 CHURCHILL ROAD BETWEEN JANE LANE SCHOOL, CHURCHILL ROAD, AND QUALITY HOTEL, WOLVERHAMPTON ROAD WEST	OPP	44	44	0
HO1325	ROWLEY STREET (23-31)	OPP	3	3	0
HO1317	LAND BETWEEN WOOD STREET AND LOWER LICHFIELD STREET, WILLENHALL	OPP	103	0	103
HO1319	THE MILESTONE PUBLIC HOUSE, ESSINGTON ROAD, WILLENHALL, WV12 5DT	OPP	6	0	6
HO1320	52 HIGH ROAD	OPP	4	0	4
HO1321	FALLON GARAGE, 10 CHURCH STREET, WEDNESBURY	OPP	4	0	4
HO1322	LAND ADJOINING HERBERTS PARK TAVERN, FORGE ROAD, DARLASTON, WEST MIDLANDS, WS10 8QU	OPP	4	0	4
HO1323	TAME STREET EAST	OPP	4	0	4
HO1324	77 & 78 KING CHARLES AVENUE, WALSALL, WS2 0DN	OPP	4	0	4
HO1326	ROSAMUND STREET (rear of New Mills House - 18)	OPP	2	0	2
HO1327	72 BROOK LANE	OPP	2	0	2
HO1328	15 & 16 HODSON AVENUE, WILLENHALL, WALSALL, WV13 2HS	OPP	2	0	2
HO1329	65 ALEXANDRA ROAD	OPP	1	0	1
HO1330	WILEY AVENUE (30-31)	OPP	1	0	1
HO1331	ADJ 17 FORDBROOK LANE, PELSALL	OPP	1	0	1
LC2B	LAND ADJACENT 33 HIGH STREET, PELSALL, WALSALL, WS3 4LX	OPP	1	0	1
HO1333	FORMER CURL & DYE PREMISES, 182 WOLVERHAMPTON ROAD, WALSALL, WS2 8RQ	OPP	1	0	1
HO1334	16 POOLES LANE, WILLENHALL	OPP	1	0	1
HO1335	2 RIVERBANK ROAD, WILLENHALL, WV13 2SA	OPP	1	0	1
HO1336	LAND AT REAR OF 18-19 VICTORIA ROAD, PELSALL, WS3 4BH	OPP	1	0	1
HO1337	19 MILLFIELD AVENUE, WALSALL, WS3 3QS	OPP	1	0	1
HO1338	49 CHARLEMONT ROAD, WALSALL, WS5 3NQ	OPP	1	0	1
HO1316	Great Barr Hall	POTENTIAL	11	0	11
TOTAL			634	148	486

Category (d) Previously Developed Land

All sites in this category are assumed to be developable in year 6 onwards

The comments and estimated capacities may not reflect the latest position concerning the sites. This is particularly the case with sites in Walsall Town Centre.

SITE REF	SITE NAME or ADDRESS	TOTAL CAPACITY	Estimated Completions Within 5 Years	Estimated Completions in Year 6 onwards	COMMENTS These may not reflect the latest position regarding the site
HO1011	BOAK BUILDING, LAND BETWEEN STATION STREET/NAVIGATION STREET AND MARSH STREET, WALSALL.	31	0	31	Lapsed planning permission (Hybrid application – Detailed conversion of the BOAK building to 31 apartments) but granted prior to loss of BOAK building so no longer deliverable in approved form.
HO1010	LAND BETWEEN STATION STREET/NAVIGATION STREET AND MARSH STREET, WALSALL.	210	0	210	Lapsed planning permission (Outline for mixed use comprising maximum of 210 apartments) but granted prior to loss of BOAK building so no longer deliverable in approved form.
HO1467	Sunnyside Farm, Northgate, Aldridge	20	20	0	Previously developed land in Green Belt. Estimated housing capacity based on footprint of existing buildings
LC6B	Dartmouth House, Ryecroft Place, Walsall, WS3 1SW	18	18	0	Surplus Walsall Council site partly in local centre. Suitable for housing
HO1474	Millfields Nursery School, Stoney Lane, Walsall, WS3 3DW	14	14	0	Surplus council land. Current planning application 14/1754/FL
HO1475	Meadow House, Stroud Avenue, Willenhall WV12 4ET	14	14	0	Originally part of planning permission site 15/0221/FL that included a care home for this part of site. Current application 17/0285

HO1469	Aldridge Manor House	5	5	0	Surplus Walsall Council property. Within Aldridge District Centre so would not be allocated through SAD and town centre uses would have priority over housing
LC2A	Public Conveniences and 17-18 Norton Road, Pelsall	3	3	0	Surplus council land. Local centre development opportunity
HO1014	Former Shannons Mill	45	0	45	Estimated capacity based on planning permission granted before loss of former building in fire. AAP refers to live/work units on site. Boundary revised to exclude Lower Hall Lane buildings that have separate pp
HO1022	Lower Rushall Street (south of Intown Row)	30	0	30	AAP identifies site for mixed town centre uses and car park
HO1009	Argyle Works, Navigation Street, and Greatrex Works, Marsh Street	25	0	25	Surplus former employment site in Walsall Town Centre AAP area. Capacity estimate based on 60dph density
HO1471	45-47 Blakenall Heath	13	0	13	Potential redevelopment. Remaining capacity is net increase
LC20A	BENTLEY LIBRARY SITE, CHURCHILL ROAD/ QUEEN ELIZABETH AVENUE	15	0	15	Surplus council property in Local Centre. Housing or open space preferred use if no suitable centre uses
LC15A	Rear of 196-228A Walsall Wood Road, Aldridge	13	0	13	Development opportunity in Lazy Hill local centre
HO1477	61 Church Street, Darlaston	12	0	12	Vacant site in district centre
LC1B	Land behind West Bromwich Street, Caldmore	10	0	10	local centre development opportunity
LC28A	Site of Mellish Road Church, Lichfield Street, Walsall	9	0	9	Local centre development opportunity but residential may be suitable use. Notional housing capacity is based on town centre density (60dph)
HO1484	Regent Street (between 40 and 50)	8	0	8	Cleared former housing site. Estimated housing capacity based on density of adjoining existing housing
HO1493	Wolverhampton Street, Willenhall (adjacent to car park rear of 58)	8	0	8	Within Willenhall District Centre

HO1485	Mill Street (road frontage)	8	0	8	Surplus council land. Site is in "Green Lane Cutting" SLINC, but ecological value of this part of the SLINC is questionable
LC5	62 STAFFORD STREET WS2 8DR	8	0	8	Vacant site in Stafford Street Local Centre
HO1490	LAND ADJACENT SHORT HEATH METHODIST CHURCH	7	0	7	Surplus council land. Pub car park appears to encroach onto part of site
HO1492	Site of 89-99 Moxley Road, Darlaston	6	0	6	Site reclaimed following planning permission for residential development granted in 1990. Too small to allocate in SAD
HO1494	Former Bright Brazing, Bott Lane	5	0	5	
HO1495	Progress Works and 2 Walsingham Street	5	0	5	Former factory and house subject of CPO by Council
HO1496	Pinson Road/ St Stephens Avenue	4	0	4	Site enlarged to include former houses 71 & 72 but too small to allocate in SAD. Includes car park
HO1497	Elmore Green Road/ Parker Street	4	0	4	Incidental open space but too small to allocate as open space or housing
HO1498	Stafford Street, Willenhall (76-77)	3	0	3	
HO1500	70-71 STAFFORD STREET WS2 8DR	3	0	3	Part of SAD Issues and Options Site HO68 within Local Centre. Too small to allocate
HO1501	OLD MILL GARDENS, HIGH HEATH	3	0	3	Potential surplus car park
HO1503	LAND REAR OF 17 TO 19 CANNON STREET, MILL STREET, WALSALL	3	0	3	surplus council land
HO1504	Eastbourne Street (adjacent 47)	2	0	2	Outline planning permission for residential granted in 2000 (BC60275P)
HO1505	43-45 Church Street, Darlaston	2	0	2	Vacant office in district centre
HO1476	Summer Street, Willenhall (site of The Shakespeare PH)	2	0	2	Potential to be developed as part of adjacent consider for release employment site but lies in flood zone

HO1506	LAND ADJACENT 26 HALEY STREET, WILLENHALL	2	0	2	Surplus council land. Former playground
HO1507	LAND TO REAR OF 80 TO 86 WEDNESBURY ROAD	2	0	2	
HO1508	Rear of 149 Hall Lane, Walsall Wood	1	0	1	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
HO1509	18 Pelsall Lane, Bloxwich (adjacent)	1	0	1	
HO1012	Mountrath Street car park	23	0	23	AAP identifies site for mixed town centre uses
HO1468	Pinfold Street (1 to 16)	18	0	18	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
HO1478	Rear of Franchise Street	11	0	11	Surplus council land. Appears to be inaccessible: future use should be considered in conjunction with consider for release land to north
HO1023	Intown (Whittimere Street Car Park and adjacent buildings)	10	0	10	AAP identifies site for mixed town centre uses
HO1480	Community Mental Health Unit, Daisy Bank Annex, Skip Lane, Walsall	10	0	10	Potential surplus public land in Green Belt. Housing capacity based on footprint of existing 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	9	0	9	Surplus Council land. Area is open space but is too small to allocate in the SAD
LC30B	70 Hollyhedge Lane, Birchills, Walsall, West Midlands WS2 8PZ	8	0	8	Local centre development opportunity
HO1489	Poplar Road, Brownhills	7	0	7	Part of site is surplus Walsall Council property but inclusion of other land would make more developable area

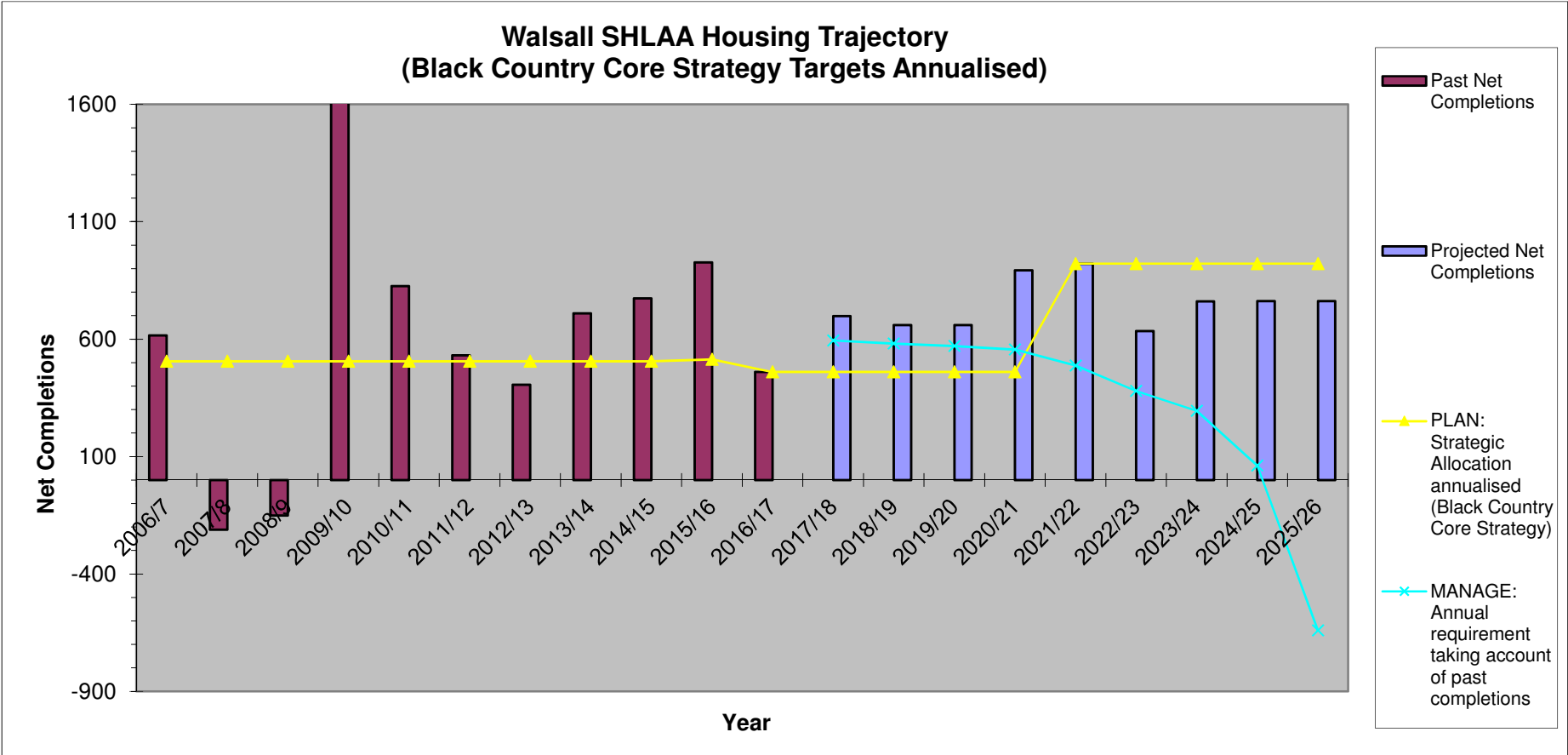
HO1016	Bott Lane (Concept Recycling)	6	0	6	AAP identifies site for mixed town centre uses
HO1491	Kings Hayes Farm	6	0	6	Previously identified as consider for release employment site, but majority of site is not in employment use. Estimated housing capacity based on footprint of buildings not already in residential use
HO1013	Century Works, Midland Road	4	0	4	AAP identifies site for mixed town centre uses
LC3B	Land rear of units corner of Ingram Road and Barracks Lane, Blakenall	4	0	4	local centre development opportunity
HO1499	Coalpool Lane Open Space	3	0	3	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
TC01	Old Square Phase 2	0	0	0	AAP refers to retaining upper floor residential in any redevelopment so no net increase in residential supply
TOTALS		693	74	619	

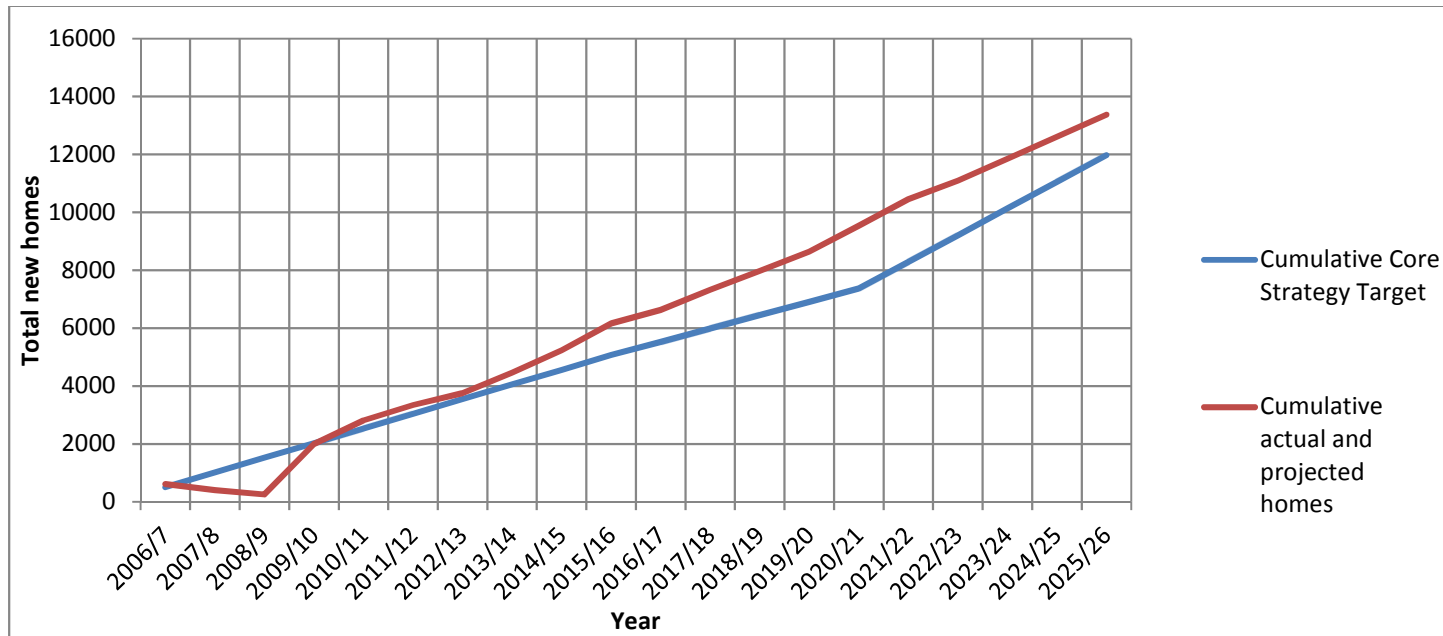
Walsall Housing Trajectory and Actual Completions Since 2006

Year	Past Net Completions	Projected Net Completions	PLAN: Strategic Allocation annualised (Black Country Core Strategy)	MANAGE: Annual requirement taking account of past completions	Cumulative net allocation (Black Country Core Strategy)	Cumulative net completions	MONITOR: Variation from Cumulative Net Requirement
2006/7	616		506		506	616	-110
2007/8	-211		506		1012	405	607
2008/9	-151		506		1518	254	1264
2009/10	1738		506		2024	1992	32
2010/11	826		506		2530	2818	-288
2011/12	531		506		3036	3349	-313
2012/13	406		506		3542	3755	-213
2013/14	710		506		4048	4465	-417
2014/15	773		506		4554	5238	-684
2015/16	927		514		5068	6165	-1097
2016/17	460		460		5528	6625	-1097
2017/18		698	460	594	5988	7323	-1335
2018/19		660	460	581	6448	7983	-1535
2019/20		660	460	570	6908	8643	-1735
2020/21		893	460	555	7368	9536	-2168
2021/22		921	921	487	8289	10457	-2168
2022/23		634	921	379	9210	11091	-1881
2023/24		761	921	294	10131	11852	-1721
2024/25		762	921	61	11052	12614	-1562
2025/26		762	921	-641	11973	13376	-1403

Note: The projected net completions figures are produced from the sites database that indicates for each site whether it is expected to be completed in the next 5 years (2017-22) or in year 6 onwards. Except where sites are already under construction or the construction timescale is known (for example because the development is publically funded), it is not possible to be precise about the exact year. The projections for individual years are therefore only an estimate.

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








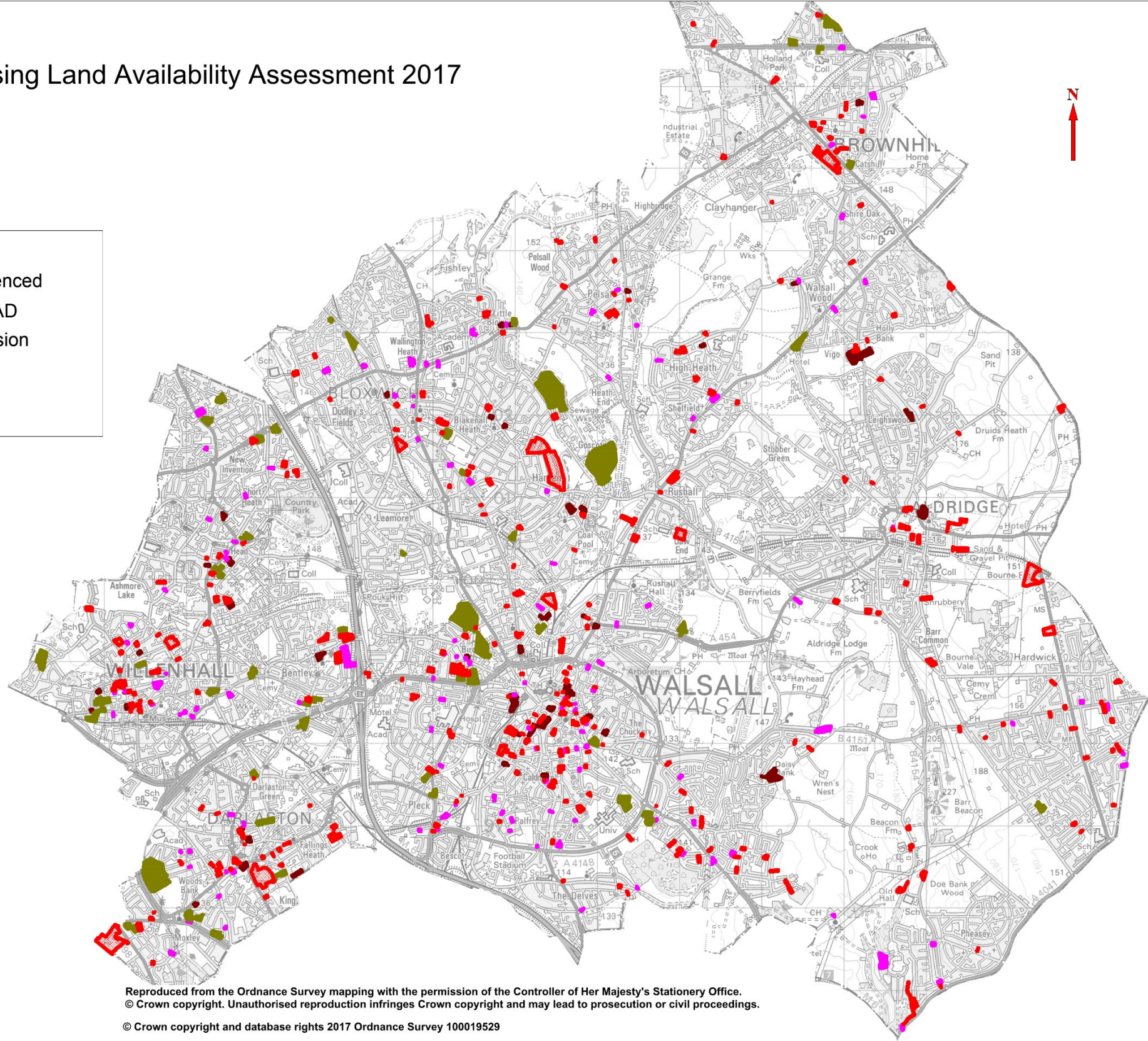


The negative figure for net completions in 2007-9 was the result of the demolition of a large amount of former social housing, including tower blocks.

The plans below show the locations of the sites listed in this SHLAA. More detailed maps can be provided on request.

Walsall Strategic Housing Land Availability Assessment 2017

-  Under Construction
-  Category (a) not yet commenced
-  Category (b) allocated in SAD
-  Category (c) lapsed permission
-  Category (d) other potential housing sites



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