



Walsall Council

Walsall Strategic Housing Land Assessment Update 2016

May 2016

Introduction

This assessment (SHLAA) shows Walsall's current and potential housing land supply as at 1st April 2016. It 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.

This assessment supersedes previous versions of Walsall's SHLAA, including the August 2014 update.

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 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.

An understanding of the housing land requirement in the local plan, and the delivery performance against this plan, is helpful in determining how thorough the search for and assessment of potential housing sites needs to be. This assessment therefore includes details of the housing land requirement in the current local plan and the extent to which Walsall is performing against this requirement. However, the PPG advises that the assessment should identify all sites and broad locations, regardless of the amount of development needed, to provide an audit of available land. **The inclusion of a site in this assessment does not in itself determine whether it should be allocated for housing development. This is because not all sites will be suitable for development: for example, some sites will be subject to policy constraints or will be unviable. Likewise, inclusion does not imply that a planning application for residential development would be supported.**

Walsall has an adopted development plan, and considerable work has been undertaken recently to assess the suitability and viability of potential housing sites as part of the preparation of the emerging Site Allocation Document (SAD) and Walsall Town Centre Area Action Plan (AAP). This SHLAA update

incorporates this work and is therefore able to indicate for most sites whether they should be considered as part of the housing land supply.

Most of the housing sites identified involve previously developed land (PDL). At least some of these will be considered for inclusion in the emerging Brownfield Land Register. Walsall is working with the Department for Communities and Local Government to pilot the production of this register.

The Planning Practice Guidance states that an assessment should:

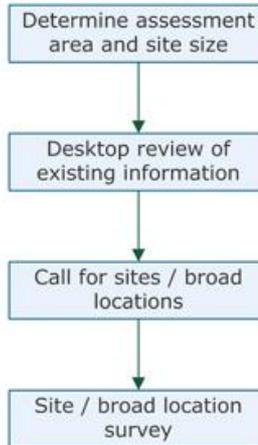
- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

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 2016 Employment Land Review (ELR) update. It includes an appraisal of the housing potential of the existing employment sites which the ELR states can be considered for release.

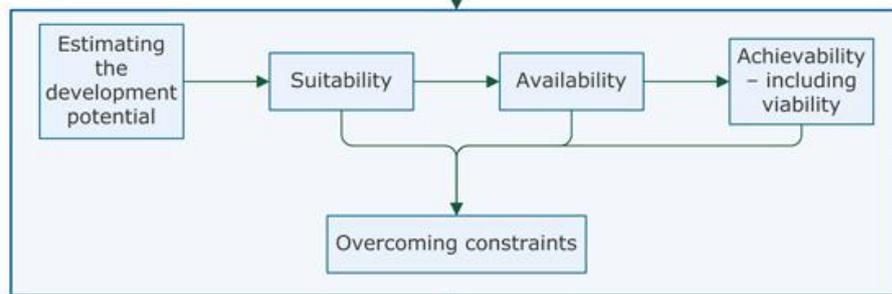
As noted earlier, the identification of a site in this document (whether it is an existing employment site, a site in another use or a greenfield sites) does not necessarily mean that it is intended to allocate the site for housing in future revisions of the development plan, or that an application for planning permission for residential development will be supported. Stage 2 of the PPG methodology includes assessing the suitability of sites against the development plan, emerging plan policy and national policy; and market and industry requirements.

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

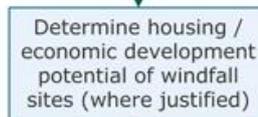
Stage 1 - Site / broad location identification



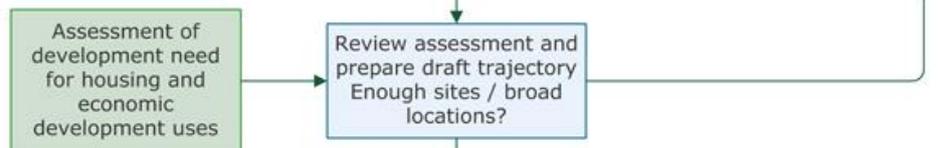
Stage 2 - Site / broad location assessment



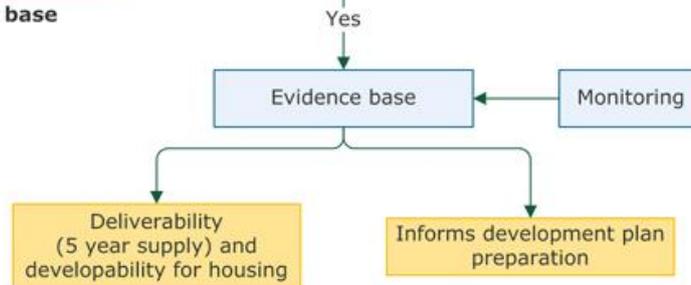
Stage 3 - Windfall assessment



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 document replaced certain parts of the Walsall Unitary Development Plan (UDP) that was adopted in 2005, including the housing and certain other targets. 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. Although these are not the most recent projections, subsequent figures for 2006-2026 indicate household growth at or below the housing numbers proposed in the BCCS. The target in the BCCS therefore remains robust. 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.

Policy HOU1 of the 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” figure after subtracting losses from the existing housing stock caused by homes that are expected to be demolished or converted to other uses. The “gross” figure, which includes replacements for demolitions, is 72,450 new homes.

Of these new homes, 11,973 net and 14,184 gross additional dwellings are expected to be provided in Walsall. New homes completed since April 2006 count towards these targets.

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 would be needed for the remainder of the plan period. The latest trajectory below shows that Walsall is currently exceeding the rate of development expected by the BCCS.

A total of **5,808** dwellings still need to be completed over the 10 year period 2016-2026 to meet the minimum figure required by the BCCS, whilst the trajectory below indicates a requirement for the next 5 years, 2016-2021, of **2,300** dwellings.

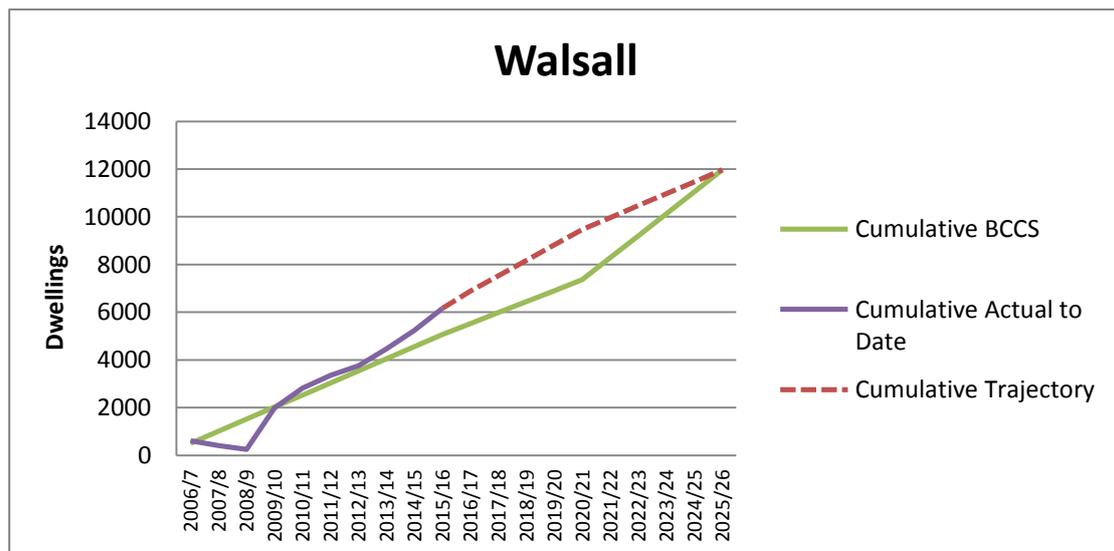
It should be noted that this trajectory does not necessarily show the entire housing supply that may come forward over the remainder of the BCCS

period, and does not equate to the 5 or 10 year supply as required by the NPPF.

In the table, figures in green are actual net completions whilst other figures are either the expected trajectory or the summation of other numbers.

Walsall Housing Trajectory and Actual Completions Since 2006

	<i>Net completions</i>			Cumulative		Variation
	BCCS	Actual/ Trajectory	Cumulative BCCS	Actual to Date	Cumulative Trajectory	from Trajectory
2006/7	506	616	506	616		110
2007/8	506	-211	1012	405		-607
2008/9	506	-151	1518	254		-1264
2009/10	506	1738	2024	1992		-32
2010/11	506	826	2530	2818		288
2011/12	506	531	3036	3349		313
2012/13	506	406	3542	3755		213
2013/14	506	710	4048	4465		417
2014/15	506	773	4554	5238		684
2015/16	513	927	5067	6165	6165	1098
2016/17	460	719	5527		6884	1357
2017/18	460	646	5987		7530	1543
2018/19	460	646	6447		8176	1729
2019/20	460	646	6907		8822	1915
2020/21	460	646	7367		9468	2101
2021/22	921	501	8288		9969	1681
2022/23	921	501	9209		10470	1261
2023/24	921	501	10130		10971	841
2024/25	921	501	11051		11472	421
2025/26	922	501	11973		11973	0
2006-26	11973	11973	11973		11973	



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.

A total of 1,574 existing homes were demolished between 2006 and 2011. These form part of the total of 2,211 homes that the BCCS expects to be demolished between 2006 and 2026.

There is not a “target” for demolitions, but it can be expected that further dwellings will become life-expired or be the subject of redevelopment proposals during the period of the plan. However, following the ending of a programme of clearing life-expired social housing, demolitions between now and 2026 are likely to be fewer than in the recent past. Only 33 homes were demolished between 2011 and 2014: most of these were either to allow the construction of replacements on single house plots or to provide access to larger sites.

Because the BCCS only sets housing targets to 2026, it is only possible to confirm the housing land requirement for the next 10 years. It is expected that a review of the BCCS will commence in 2016-17 that will include a review of future housing needs beyond 2026.

Potential Housing Land Supply as at 1st April 2016

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.

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

Desktop Review of Existing Information

The Council has an extensive database of housing sites that has been built up over several years. This includes sites from the following sources:

(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.

(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. Consultation on the Publication stage of the SAD was completed in May 2016. However, given that the SAD has not been adopted, it does not yet provide sufficient certainty about the likelihood of sites being developed. Potential housing sites identified in the SAD are therefore listed instead under categories (a), (c), (d) or (e) instead, 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 omitted from the figures below.

(d) Previously developed and other surplus land, including former employment land no longer in use or suitable 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.

Many of these sites are proposed to be allocated for housing in the SAD.

(e) Land currently in use for employment that might be considered for release, and land used for other purposes that might become surplus.

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. 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. Most individual “consider for release” employment sites are listed in the ELR rather than the SHLAA. The SHLAA only provides an estimate of the total potential housing supply if all such sites were released for housing. 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. The large number of sites that already have planning permission for housing means that it is unnecessary for other current or former employment sites to be released for housing until 2022 at the earliest. Of course, some sites currently in employment use may come forward before then.

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.

As well as employment land, 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 but, again, individual sites have not been listed. 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 BCCS, however it would be necessary to consider releasing such sites (and potentially other sites in the Green Belt) if the Council was unable to demonstrate a 5-year housing land supply.

There is some overlap between some of these six 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.

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 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.

The only areas that are likely to form suitable broad locations for housing development are “consider for release” employment sites as referred to under (e) 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 are currently in the housing supply, and which involve the development of previously developed land, are 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 it is not intended that the SAD will allocate sites for residential development that are less than 0.25ha in size, or for fewer than 10 dwellings.. 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.

However, as noted above, small sites that already have planning permission are now listed below, so the future supply of sites from this source is likely to be less, at least until the current supply of small sites with planning permission is used up.

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.

Instead, previous assessments of the housing land supply have applied a discount rate, based on evidence of past under-delivery. Table 5 in policy HOU1 of the BCCS applies a discount of 10% to the supply figures for committed sites (sites with planning permission) to allow for the likelihood that some of these sites will not get built. For other potential housing sites that are not yet committed, table 5 in the BCCS applies a discount of 15%.

However, 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.

The figures below therefore do not include a discount, unless it is known that there are issues which will prevent or delay the development of particular sites.

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.

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 where the permission has not lapsed, plus Remaining Capacity of UC sites

(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 where the permission has lapsed

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

Developable Capacity of POTENTIAL and SADHA sites

(e) Land currently in use for employment that might be considered for release, and land used for other purposes that might become surplus.

Developable Capacity of BROAD LOCATION and CFR sites
Most CFR sites are only listed in the ELR. A density of 35 dwellings per hectare is assumed.

(f) Greenfield Sites in the Green Belt.

Developable Capacity of GREEN BELT sites. A density of 35 dwellings per hectare is assumed. However, as noted above, the large size of many of the proposed Green Belt sites means that it is likely any development would need to include facilities such as schools and open space, which would reduce their housing capacity.

Part 1: Committed Sites

	Total number of dwellings
(a) Sites with valid planning permission (including dwellings still to be completed on sites that are under construction)	2625
(b) Sites allocated in UDP that do not yet have planning permission	90
(c) Lapsed planning permissions (granted since 2005)	1381
Total estimated capacity (a) to (c)	4096

Sites listed in category (a) alone would be sufficient to meet the requirement for the next 5 years 2016-21 of 2,300 dwellings set out in the BCCS. The revised trajectory above brings forward delivery of some of the dwellings that were expected in the BCCS to be built in the years 2021-26 to make a revised requirement for 2016-21 of 3,303 dwellings. This revised requirement would still be met by the total supply in categories (a) to (c).

Part 2: Potential New Housing Sites

	Total number of dwellings
(d) Previously developed land, including former employment land no longer in use or suitable for employment purposes Includes sites proposed for allocation for housing in the SAD	2618
(e) Land currently in use for employment that might be considered for release (in accordance with BCCS Policy DEL2), and “out of centre” sites in other uses	2932
(f) Greenfield Sites in the Green Belt.	8780

The total supply from categories (a) to (d) is **6,714** dwellings. This exceeds the total of 5,808 dwellings that need to be completed over the next 10 years to meet the requirement to the end of the BCCS plan period. However, it is expected that some sites from category (e) will come forward over this period: these will compensate for any developments in the other categories that fail to come forward. Small sites not previously identified are also likely to add to the supply, although as noted earlier the supply of such sites is likely to be less in future as many small sites are already included in the above categories.

From the above figures it is clear that Walsall has an adequate housing land supply for the period to 2026, even allowing for non-delivery of some potential sites. Development of further small sites not previously identified would reduce this requirement.

It is clear that no higher quality employment land (including local quality land to be retained), or greenfield sites in the Green Belt, will need to be developed to meet the BCCS target.

Stage 5 – Final Evidence Base

A list of all potential housing sites is attached below. This is divided into the six sources (a) to (f) described above. Most “consider for release” employment sites are not listed, but these can be viewed in the ELR.

A map of the 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:

http://cms.walsall.gov.uk/compressed_sad_draft_policies_map_publication_consultation_version.pdf

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

The ELR can be viewed at

http://cms.walsall.gov.uk/walsall_elr_march_2016.pdf

Paragraph 47 of the NPPF states that sites in the five year supply should be deliverable. To be considered deliverable, sites should be available now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable.

Sites or broad locations for growth for years 6-10 should be developable. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

VIABILITY STUDY

As part of the preparation of the SAD, the council commissioned a viability study. This can be viewed at

http://cms.walsall.gov.uk/sad_cil_study_september_2015_full_version_.pdf

The viability study examined a sample of approximately 40 potential housing sites drawn from the range of sources used in the SHLAA. The total potential capacity of the sites examined was over 3,000 dwellings, so included a large proportion of the total number of sites. The study divided sites between 8 groups depending on their viability. These ranged from Group 1 (deliverable by market and notable section 106 contributions) to Group 8 (difficult large sites, with abnormal, in moderate to weak market areas). In simple terms, sites in Groups 1 to 3 were considered viable under current market conditions (including some cases where the development was proposed to be carried out by a registered social housing provider, or section 106 contributions were reduced), Groups 4 to 6 were considered to require some degree of intervention because of site or market conditions, whilst Group 7 and 8 sites were considered to show significant viability deficits that made delivery without intervention unlikely.

The sites examined divide between the categories in this SHLAA as below. This division is based on the category of each site as it stood at April 2016. However, the study was carried out in early 2015: since then, a number of sites that had planning permission have commenced construction or even been completed, whilst some planning permissions have lapsed.

(a) Sites with a valid planning permission (full or outline)

Nine sites in this category were examined. Seven of them were assessed to lie in Group 5, 6 or 7, meaning that they had limited viability in current market conditions. However, the study also assessed a further seventeen sites that had a valid planning permission at the time but which have now commenced construction or even been completed. Most of the latter were placed in Groups 1, 2 or 3, but three of them (comprising a total of 150 dwellings) were placed in groups 6 or 8 and assessed as being unviable. This demonstrates that even housing sites that are not perceived as deliverable by the market are still coming forward.

Sites that had planning permission at the time of the study but which are now under construction or complete have a total capacity of over 1000 dwellings. These sites therefore account for over one third of the potential housing supply sites examined by the study.

(b) Sites allocated for housing in the development plan

Three out of the six remaining sites in the UDP were examined in the study. Two of these sites were considered to lie in Group 1 or Group 2 whilst the third site was placed in Group 6 but was still considered to be viable.

(c) Lapsed planning permissions

Seven sites in the study had a full or outline planning permission that has now lapsed. The study placed them in Groups 4 to 8. However, two of the sites are no longer proposed to be allocated for housing, either because of physical site constraints or because they are now proposed to be allocated for industry instead. These sites therefore no longer form part of the housing land supply.

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

Fourteen sites in the study fall into this category. The majority were assessed as being in Groups 1 or 2, or viable sites in Group 6. Two large sites were placed in Group 8 (not viable), one of which was the former Goscote Copper Works: this is the largest single potential housing sites in the borough. However, the viability deficit of this site is recognised by the Local Enterprise Partnership, which proposes to allocate funding for remediation through the Strategic Economic Plan.

(e) Land currently in use for employment that might be considered for release, and land used for other purposes that might become surplus.

Since many “consider for release” sites are expected to continue in their current use for the period of the current development plan, and only a sample of such sites was taken, they were anonymised for the purpose of the study. Two of the sites were placed in Group 1 or Group 4. A further six sites were

placed in Groups 4, 6 or 7. Most of the latter have been rejected as potential housing sites. This rejection has been taken account of in the calculation of the current housing supply in this SHLAA.

(f) Greenfield Sites in the Green Belt.

The viability study did not examine Green Belt sites since development of such sites would be contrary to the BCCS.

CONCLUSION

The viability study suggests that around 45% of the estimated capacity of the sampled SAD sites is deliverable, in the current market environment. Just under half of this deliverable capacity is on land in private ownership, and can be expected to be delivered by the market; with one exception these sites are in the east of the Borough. The other half of this capacity will be delivered in the short to medium term by Walsall Council's Registered Provider partners, or affordable housing specialists.

Some 35% of the estimated capacity of the sampled SAD sites may be deliverable in the longer term, subject to continued market improvement and renewed market interest by housebuilders.

Some 20% of the SAD dwelling capacity may not be deliverable during the Core Strategy period on the basis of either being:

- Difficult large sites, facing abnormal development costs, in moderate to weak market areas (accounting for most of the capacity falling within this viability category).
- Difficult small sites in moderate to weak market areas.

These include some new sites that have fallen out of employment use, and a significant number of sites that have been vacant for a time span that includes the peak of the last property cycle.

These figures support the need for continued intervention to help bring sites forward. The evidence from recent years, including the period since the viability study was prepared, demonstrates that such intervention can be highly effective in making even the most unattractive sites deliverable.

Publication of this SHLAA will also help to bring sites forward in two ways:

- Raising awareness of available housing sites to potential developers
- Helping to focus intervention on sites and areas where it can be effective.

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 list includes some “rejected” sites, where it is considered that a previous planning permission or allocation is no longer capable of being implemented. Such sites have the number of dwellings shown as “0”. Rejected sites are not shown on the map. The indication of a planning permission below as “lapsed” or “valid” is not necessarily confirmation of the legal status of a permission.

Part 1: Committed Sites

(a) Sites with Planning Permission

Excludes sites where construction has commenced. FPP – Full planning permission, OPP – Outline planning permission

ADDRESS	STATUS	NUMBER OF DWELLINGS	REFERENCE IN SITE ALLOCATION DOCUMENT	COMMENTS
2, DANEWAYS CLOSE, STREETLY, SUTTON COLDFIELD, B74 3NL	FPP	1		
1 JOHN STREET, WILLENHALL	FPP	1		
1 WOLVERSON ROAD, WALSALL, WS9 9JE	FPP	2		
1 WOODSIDE CLOSE, WALSALL, WS5 3LU	FPP	14	HO323	redevelopment of 6 x 1 bed flats and 1 house
103 LEIGHSWOOD AVENUE, WALSALL, WS9 8BB	FPP	1		
107 CHAPEL LANE, GREAT BARR	FPP	4		Current planning permission but site is too small to allocate in SAD
11 BENTLEY LANE, WILLENHALL, WV12 4AH	FPP	2		Planning permission is for pair of semi-detached houses to replace single bungalow
116 LICHFIELD ROAD, SHELFIELD, WALSALL, WS4	FPP	1		

1PS				
122 PELSALL ROAD,WALSALL,WS8 7DP	FPP	1		
136 LICHFIELD ROAD,WALSALL,WS8 6JB	FPP	2		
16, COPPY HALL GROVE, ALDRIDGE, WALSALL, WS9 8RP	OPP	1		
18-20 GOODALL STREET,WALSALL,WS1 1QL	FPP	5		Prior notification for change of use of former offices
183 HIGH STREET, BROWNHILLS, WALSALL, WS8 6HG	FPP	1		
191 WOLVERHAMPTON ROAD, PELSALL, WALSALL, WS3 4AW	FPP	1		
2 SPRINGFIELDS, RUSHALL, WALSALL, WS4 1JT	FPP	1		
20, Bell Road, Walsall, Walsall, WS5 3JW	FPP	1		replacement dwelling
206 OLD BIRCHILLS,WALSALL,WS2 8QD	FPP	1		
226 WEDNESBURY ROAD,WALSALL,WS2 9QN	FPP	2		
23 WATLING STREET, BROWNHILLS, WALSALL, WS8 7PT	FPP	1		
234 LICHFIELD ROAD, WILLENHALL, WV12 5BG	FPP	2		
28,28A AND REAR OF 30 BRANTON HILL LANE,WALSALL,WS9 0NR	FPP	7		7 detached houses in place of 2 existing bungalows
307 WOLVERHAMPTON ROAD,WALSALL,WS2 8RL	FPP	2		
312 PLECK ROAD,WALSALL,WS2 9EY	FPP	3		
33 MARKET PLACE,WILLENHALL,WV13 2AA	FPP	8		
33 SCHOOL AVENUE, WALSALL, WS8 6AG	FPP	1		
34,CAMDEN STREET,WALSALL,WS1 4HF	OPP	3		
35 PRINCES AVENUE,WALSALL,WS1 2DG	FPP	1		
352 WALSALL WOOD ROAD,WALSALL,WS9 8HL	FPP	1		Conversion of garage to dwelling
35B PORTLAND ROAD, WALSALL, WS9 8NU	FPP	2		
37-38 BRADFORD STREET	FPP	20		

38 EASTBOURNE STREET,WALSALL,WS4 2BN	FPP	1		
41-43 Leighswood Road (former Millington York)	FPP	35		
42A Weston Street, Palfrey WS1 4EJ	FPP	1		
43 FOLEY ROAD EAST,WALSALL,B74 3HR	FPP	2		
47 Gorway Road, Walsall WS1 3BE	FPP	1		Replacement Dwelling
5 & 6,DOVERIDGE PLACE,WALSALL	FPP	2		
5, Gillity Avenue, Walsall, Walsall, WS5 3PH	FPP	0		replacement dwelling
50 HOLDEN CRESCENT, WALSALL, WS3 1QA	FPP	2		Current planning permission but site too small to allocate in SAD. Change of use from house to two flats
51 Charlemont Road, Walsall WS5 3NQ	FPP	1		
51, BESCOT ROAD, WALSALL, WS2 9AD	FPP	1		conversion of house to two flats
53, BELL LANE, WALSALL, WS5 4PU	FPP	2		conversion from one house to two flats
55 Lodge Road, Walsall WS5 3LA	FPP	1		
5-6 Cross Street, Willenhall WV13 1PG	FPP	2		
6 Ashtree Road, Pelsall WS3 4LR	FPP	2		Conversion of 4 bed house to a 2 bed house and 1 bed flat
68 Harden Road and land to the rear of 70 Harden Road, Walsall	OPP	5		
69-72 WEDNESFIELD ROAD, WILLENHALL	OPP	6		Was ELR Category 4 but site now has planning permission for residential. However, site is too small to allocate for housing in SAD
73 BRIDGE STREET,WALSALL,WS1 1JQ	FPP	4		
74 & 75 Stafford Street, Willenhall, WV13 1RT	FPP	5		
74 BRADFORD STREET, WALSALL WS1 3QD	FPP	5		Change of use of upper floor
75, NEW ROAD, WILLENHALL, WV13 2DA	FPP	1		Prior notification for conversion from offices
76 IDA ROAD, WALSALL WS2 9SS	FPP	2		latest prior approval application15/1262 is for conversion to single dwelling
77-79 Bridge Street, Walsall WS1 1JQ	FPP	3		
85 STATION STREET,BLOXWICH,WS3 2PG	FPP	6		Current planning permission for change of use of public

				house to flats. Similar existing flats adjacent
86B WALSALL ROAD, WEDNESBURY, WEST MIDLANDS, WS10 9JT	FPP	1		
ADJ 11 STATION ROAD, PELSALL	FPP	1		
ADJ 44 SANDBEDS ROAD	OPP	1		Residential area but site is too small to allocate in SAD. Boundary amended to exclude area in front of existing houses
ALDRIDGE COURT FARM, LITTLE ASTON ROAD	FPP	1		In Green Belt, but planning permission is to replace existing buildings
ANCHOR HOUSE, ANCHOR ROAD, ALDRIDGE	FPP	6		
Beacon Farm, Pinfold Lane, Walsall, WS9 0QS	FPP	1		Farm managers house.
BENTLEY MOOR CLUB, BENTLEY DRIVE, WALSALL, WEST MIDLANDS	FPP	10	HO185	Current planning permission. Site is in residential area
Birway Garage	FPP	28	HO320	allowed on appeal 6/1/15
BRITISH LION WORKS, FOREST LANE, WALSALL, WEST MIDLANDS, WS2 7AX	OPP	60	HO150	Current planning permission
BULLS HEAD, 79, Park Road, BLOXWICH, WALSALL, Walsall, WS3 3SW	FPP	14		development is for supported housing units
BUTLER'S ARMS SITE, BLOXWICH ROAD/ HARDEN ROAD	FPP	18		Current planning permission is for mixed use in local centre. Location means that allocation should reflect this mix.
CASTLEFORT GRANGE, 39 CASTLEFORT ROAD, WALSALL WOOD	FPP	9		
CHARNWOOD CLOSE, MOXLEY	FPP	4		
Croft Apartments, Croft Street, Willenhall WV13 2NU	FPP	15		Redevelopment of existing block of flats to convert from 6 x 1 bed and 3 x 2 bed units to 9 x 1 bed units and 6 x studio apartments
FISHER STREET (REAR OF ACORN PUBLIC HOUSE)	FPP	2		
Former Acord P.H., 29 Walsall Road, Willenhall WV13 2EG	FPP	4		

Former Aldridge Magistrates Court, Rookery Lane, Aldridge, Walsall	FPP	9		In district centre. Planning permission included offices which have been completed. Permission therefore remains valid
FORMER GARAGE SITE, KENNET CLOSE, WALSALL	FPP	4		
FORMER JOB CENTRE, PINFOLD STREET, DARLASTON, WEDNESBURY	FPP	15		
Former Market Site, Land at Silver Street, Brownhills	OPP	40		Site lies within Brownhills District Centre, so will not be allocated through SAD
FORMER ROYAL NAVY CLUB, 120 ELMORE GREEN ROAD	FPP	10	HO307	
GARAGES AND SITE OF 29-39 RIPON ROAD	FPP	8		former bungalows demolished prior to 2006
GREEN LANE STORE, 7 GREEN LANE, SHELFIELD WS4 1RN	FPP	2		Current planning permission. Site is in local centre but too small to allocate for housing in SAD
LAND (INCLUDING FACTORY COMPLEX AP (UK)) AT HEATHFIELD LANE WEST, DARLASTON	FPP	304	HO303	Some ground works carried out but site otherwise not commenced. Site includes open space area to south. Agent at SAD PO stage has requested reduced dwelling numbers (200-220) but no pp for this yet
LAND ADJACENT 60 HOWDLES LANE, BROWNHILLS, WS8 7PL	FPP	2		
LAND ADJACENT NO 5, HALL STREET, WALSALL	FPP	1		
LAND ADJACENT SIR CHARLES NAPIER P.H., LORD STREET, WALSALL, WS1 4LA	FPP	2		
LAND ADJACENT TO 64 HIGH STREET, MOXLEY	FPP	6		In local centre. Lapsed planning permission, but residential development has recently been completed to west. Too small to allocate in SAD
LAND ADJACENT, 35 ROWLAND STREET, WALSALL,	FPP	7		Surrounded by residential development so remains developable site, but is too small to allocate in SAD. Boundary amended to exclude road
LAND AT 232 LICHFIELD ROAD, WILLENHALL	FPP	23	HO173	Valid planning permission
LAND AT BERKLEY CLOSE AND COTTLE CLOSE,	FPP	16	HO177	

REAR OF 31-59 EDINBURGH AVENUE, BENTLEY, WALSALL				
LAND AT CHURCHILL ROAD AND KENT ROAD TO THE REAR OF 2-14 KENT ROAD AND 201-205 CHURCHILL ROAD, BENTLEY, WALSALL	OPP	26	HO180	Site boundary and housing capacity based on outline planning permission. Part of site is within SLINC. Sewer beneath part of site
LAND AT SERVIS UK LTD, DARLASTON ROAD, WEDNESBURY, WALSALL, WEST MIDLANDS, WS10 7SR	OPP	170	HO182	site expanded for SAD Publication Document to include Alucast site (formerly HO302) but housing number reduced to match latest planning application
LAND BETWEEN 13 AND 19, WEST BROMWICH STREET, WALSALL, WS1 4BP	FPP	1		
LAND BETWEEN 151 AND 157 MACKAY ROAD, BLOXWICH, WALSALL, WS3 3BX	FPP	4		
LAND BETWEEN 19 AND 21, GLADSTONE STREET, WALSALL, WS2 8BL	FPP	2		site is vacant area previously within Hospital Street development to west
Land between 6 and 14 Foundry Lane, Pelsall, Walsall, WS3 4QH.	FPP	1		
LAND ON THE FORMER COALPOOL CLINIC, SITE, OFF ROSS ROAD, RYECROFT, WALSALL, WEST MIDLANDS	FPP	12		Disposal 2015-16. In Local Centre. Need to consider with adjoining former library and open space.
Land Rear of 30-34 Haley Street, Willenhall	FPP	1		
LAND SOUTH OF 2 GREEN LANE, WALSALL	OPP	2		
LAND TO THE REAR OF 51-61 WOOD LANE, WILLENHALL, WALSALL, WV12 5NF	OPP	6		
MILL STREET, DARLASTON (land rear of Nelson Inn and 24 to 26 Wolverhampton Street)	FPP	2		
Moxley Tip (UDP housing allocation), OFF SANDWELL AVENUE	OPP	0		Site had outline pp including residential but no longer considered suitable for housing in view of preferred use for employment/ open space of rest of Moxley Tip site
Park Lane/ Wood Street WS10 9RS	FPP	42		also in 2016 ELR
Pinson Road (Little London School)	FPP	20	HO14	Planning permission granted January 2016 includes CoU to

				offices of part of site. Housing capacity reduced accordingly (was 31)
PLECK EYE CARE CENTRE, 252, WEDNESBURY ROAD, WALSALL, WS2 9QN	FPP	4		2 storey side extension to provide 2 flats above retail unit and 2 flats above existing in place of 1 existing flat
PLECK WORKING MEN'S CLUB	FPP	11	HO312	
Queslett Centre, Lakeview Close, Walsall, B43	FPP	7		
RUDGE CLOSE GARAGES, SHORT HEATH	FPP	8		
SITE CORNER OF BIRMINGHAM STREET & OLD PARK ROAD, DARLASTON	FPP	2		Current planning permission but site is too small to allocate in SAD
ST. ANDREWS CHURCH, DARLASTON ROAD, WEDNESBURY, WS10 7SR	FPP	8		current planning permission but site too small to allocate in SAD
STATION STREET WMC, 119 MILTON STREET, WALSALL, WS1 4LW	FPP	10		Current planning permission. Site is surrounded by housing
Tameway Tower, Bridge Street, Walsall WS1 1JZ	FPP	118	TC33	
THE BELLE VUE, MOAT ROAD, WALSALL, WS2 9PR	FPP	9		Current planning permission. Site too small to allocate in SAD
THE DOLPHIN P.H., GOSCOTE LANE, WALSALL, WS3 1PD	FPP	18	HO210	
THE FOUR CROSSES, 1, GREEN LANE, SHELFIELD, WALSALL, WS4 1RN	FPP	2		
THE OLD HALL FARM, OLD HALL LANE, WALSALL, WS9 0RF	FPP	2		
THE POETS CORNER, 51 KEATS ROAD, WILLENHALL, WV12 5HY	FPP	2		permission is for extension to public house to form 2 flats
TOWER HOUSE, 11A, SUTTON ROAD, WALSALL, WS1 2PA	FPP	1		
Unit A, King Street, Walsall, WS1 4AF	FPP	3		
Waterworks Farm	FPP	6		Consider for release employment site, but lies in Green Belt

(b) Sites Allocated for Housing Development in UDP (Proposal H2)

ADDRESS	UDP SITE REFERENCE	NUMBER OF DWELLINGS	COMMENTS
HOWDLES LANE/CASTLE STREET, BROWNHILLS	H2.8	40	Site is proposed to be allocated in SAD as site ref. HO168a
GORWAY ROAD	H2.20	25	Site forms part of Wolverhampton University campus to be addressed by policy UW1
LAND AT ALDRIDGE ROAD, STREETLY (Enterprise Drive)	H2.25	16	Most of allocated site has been redeveloped for housing. Remainder is proposed to be allocated in the SAD as a "consider for release" employment site (ref IN15)
R/O PINSON ROAD	H2.22	15	Site is proposed to be allocated in the SAD as site HO201
LICHFIELD ROAD, LITTLE BLOXWICH	H2.16	10	Part of site has been developed as a care home. Figure stated is estimated housing capacity of Community Transport site. Site is proposed to be allocated in the SAD as site HO194
FMR 61-83 SHAKESPEARE CRESCENT, BLOXWICH	H2.13	0	Site is now part of much larger residential that is under construction, so capacity is included under category (a) above
HIGHBRIDGES, PELSALL	H2.5	0	Site is no longer considered suitable for residential development

(c) Lapsed Planning Permissions

ADDRESS	STATUS	NUMBER OF DWELLINGS	REFERENCE IN SITE ALLOCATION DOCUMENT	COMMENTS
1 NEW STREET,WALSALL,WS1 3DF	OPP	9	TC27	Lapsed planning permission for "consider for release" site in Walsall Town Centre AAP area. Housing capacity is counted as "broad location" under category (e) to avoid double counting
108 COLTHAM ROAD, WILLENHALL, WV12 5QD	FPP	2		
115A OGLEYS ROAD, BROWNHILLS, WALSALL, WS8 6AN	FPP	1		
117 HIGH ROAD	FPP	1		

13 REEVES STREET, WALSALL, WS3 2DQ	FPP	2		In Bloxwich District Centre. Lapsed planning permission
14 SAMUEL STREET, WALSALL, WS3 2EU	FPP	2		Lapsed planning permission in Bloxwich District Centre
140 THORNHILL ROAD	FPP	2		Lapsed planning permission. Too small to allocate in SAD
141 HIGH STREET, BROWNHILLS, WS8 6HG	FPP	1		
144 WALSTEAD ROAD	FPP	5		Lapsed planning permission. Site is too small to allocate but is surrounded by housing. Boundary amended to exclude footpath
15 & 16 HODSON AVENUE, WILLENHALL, WALSALL, WV13 2HS	OPP	2		
152 BEACON ROAD, GREAT BARR	FPP	6		Planning permission for flats over shops allowed on appeal
158, LICHFIELD ROAD, SHELFIELD	FPP	1		ALLOWED ON APPEAL
159 DANGERFIELD LANE, MOXLEY, WEDNESBURY	FPP	1		
16 POOLES LANE, WILLENHALL	OPP	1		
180 HALL LANE, WALSALL WOOD, WALSALL, WS9 9AR	FPP	3		Lapsed planning permission. Attractive residential area but site is too small to allocate in SAD
18-23 Stafford Street, Willenhall, WV13 1TG	FPP	4		
19 MILLFIELD AVENUE, WALSALL, WS3 3QS	OPP	1		2 dwellings to replace 1
192 LICHFIELD ROAD, BROWNHILLS, WALSALL	FPP	8		Lapsed planning permission. Existing housing adjacent
2 GREEN LANE, BLOXWICH, WS3 2BP	FPP	1		
2 RIVERBANK ROAD, WILLENHALL, WV13 2SA	OPP	1		Site is too small to allocate in SAD. In Flood Zone 2
21 VICARAGE PLACE, WALSALL, WS1 3NA	FPP	0		In Walsall Town Centre AAP area. Lapsed planning permission. Commercial uses adjacent means that residential development is unlikely to be deliverable
22 BROADWAY NORTH, WALSALL, WS1 2AJ	FPP	1		
23 Green Lane, Walsall Wood, Walsall	FPP	1		
23, HARRY PERKS STREET AND 32 WEBSTER ROAD, WILLENHALL, WV13 1BN	FPP	5		Change of use from shop with living accommodation to 5 flats
233 WALSALL ROAD, ALDRIDGE	FPP	1		replacement dwelling so no net increase

25,CROFT STREET,WILLENHALL,WALSALL,WEST MIDLANDS,WV132NU	FPP	8		Too small to allocate by itself, but could be added to "consider for release" employment site to south if this was reallocated as housing
250 STROUD AVENUE,WALSALL,WV12 4EG	FPP	1		Permission is for change of use from surgery.
257-258,STAFFORD STREET,WALSALL,WEST MIDLANDS,WS2 8DF	FPP	4		In Walsall Town Centre AAP area. Lapsed planning permission
27 GILLITY AVENUE,WALSALL,WS5 3PJ	FPP	1		Replacement dwelling so no net increase. Planning permission has lapsed
27 LISTER STREET, WALSALL	FPP	1		
271 WEDNESBURY ROAD,PLECK,WALSALL,WS2 9QJ	FPP	1		Building Regs application withdrawn in 2009
29A,REEDSWOOD LANE,WALSALL,WS2 8QW	FPP	1		
3 FLETCHERS LANE	OPP	3	HO137c	Allocate for housing with adjoining sites
3 HARDEN CLOSE,WALSALL,WS3 1BU	FPP	1		
31 BIRMINGHAM STREET,WALSALL,WV132HW	FPP	2		Site is too small to allocate in SAD. Building Regs submitted but construction does not appear to have commenced
31 BRADFORD STREET,WALSALL,WS1 3QA	FPP	3		Walsall Town Centre AAP area.
321-323 PLECK ROAD,WALSALL,WS2 9HD	FPP	2		
35 ARBORETUM ROAD,WALSALL,WS1 2QH	FPP	5		in attractive residential area. Site is too small to allocate in SAD
35 BILSTON LANE,WALSALL,WV13 2QF	FPP	2		In residential area but site is too small to allocate in SAD
36-37 GOODALL STREET, WALSALL, WS1 1QL	FPP	4		
37 DALE END, DARLASTON	FPP	1		
39 LYSWAYS STREET, WALSALL, WS1 3AG	FPP	1		
39 SLANEY ROAD,WALSALL,WS2 9AF	FPP	1		
39A FOLEY ROAD EAST, SUTTON COLDFIELD, B74 3HR	FPP	2		Site is too small to allocate in SAD
3A,ABLEWELL STREET,WALSALL	FPP	2		
40 BAYNTON ROAD, WILLENHALL	FPP	4		Site too small to allocate in SAD. In residential area. Site is

				developable if mine working has been addressed
402A BIRMINGHAM ROAD, WALSALL, WS5 3NX	FPP	1		
43 LICHFIELD ROAD,BLOXWICH,WALSALL,WS3 3LT	FPP	1		
43/44,BIRCHILLS STREET,WALSALL,WEST MIDLANDS,WS2 8MG	FPP	8		Too small to allocate for housing by itself, but could be included with larger site to south
49 CHARLEMONT ROAD,WALSALL,WS5 3NQ	OPP	1		
50,ASHMORE LAKE ROAD,WILLENHALL,WALSALL,WEST MIDLANDS	FPP	1		
52 HIGH ROAD	OPP	4		In local centre. Site is too small to allocate for housing in SAD
57, 59, 61 High Road, Lane Head, Willenhall	FPP	2		Flats above shops in local centre
60 PINFOLD STREET,DARLASTON,WS10 8TE	FPP	2		Site is too small to allocate in SAD
60,WALSALL ROAD,WILLENHALL,WALSALL,WEST MIDLANDS	OPP	24	HO137a	
61-65 LYSWAYS STREET AND 32-36 BIRMINGHAM ROAD,WALSALL,WEST MIDLANDS	FPP	5		site is surrounded by residential development including similar flats. Too small to allocate in SAD
65 ALEXANDRA ROAD	OPP	1		
7 PAULS COPPICE,BROWNHILLS,WALSALL,WS8 7DE	FPP	8		There has been a subsequent refusal (mainly on design grounds) but site is surrounded by housing and remains developable
70,HOLLYHEDGE LANE	FPP	12		Site is too small to allocate in SAD. NOTE: Permission is for this site but 70 Hollyhedge Lane (also vacant) is actually on opposite side of road
72 BROOK LANE	OPP	1		
74 LICHFIELD ROAD,BLOXWICH,WALSALL,WS3 3LY	FPP	1		
77 & 78 KING CHARLES AVENUE,WALSALL,WS2 0DN	OPP	2		
89 ABLEWELL STREET,WALSALL,WS1 2EU	FPP	3		Construction may have commenced (see B Regs), but no

				inspections since 2009
9 UPPER LICHFIELD STREET, WILLENHALL, WV13 1PB	FPP	5		
ADJ 17 FORDBROOK LANE, PELSALL	OPP	1		
ADJ 42 HILLARY STREET, WALSALL	FPP	1		
ADJ 433 WEST BROMWICH ROAD	FPP	1		
ADJ 44 BULL LANE, DARLASTON	FPP	6		Site is surrounded by housing but too small to allocate. May be mineshaft(s) on site?
Adjacent 197 WALSTEAD ROAD, WALSALL, WS5 4DW	FPP	1		
BESCOT HOUSE, WALSTEAD ROAD WEST, WALSALL, WS5 4NY (TRANSAXLE LTD)	OPP	0		Residential planning permission for 8 dwellings has lapsed. ELR supports retention of this and adjoining sites in employment use. Much of site is in flood zone 2 or 3, but residential permission took account of this.
Bilston Lane (Brookside Metals)	OPP	0		lapsed pp for 90 dwellings, but site is ELR category 3 so should be retained for employment
BLOXWICH RD BLAKENALL LANE	OPP	20	HO147	Site currently in use for car sales but lies in predominantly residential area
BOAK BUILDING, LAND BETWEEN STATION STREET/NAVIGATION STREET AND MARSH STREET, WALSALL.	FPP	31	TC16 (part)	(Hybrid application – Detailed conversion of the BOAK building to 31 apartments) granted prior to loss of building, but density similar to Waterfront South which has been delivered.
BUILDING AND GARDEN SUPPLIES, BARR COMMON ROAD, ALDRIDGE, WS9 0SB	FPP	2		site lies in Green Belt. Site cleared by summer 2013
CAIRNS STREET	FPP	3		Vacant site surrounded by housing but too small to allocate in SAD
CALDMORE GREEN CLUB, 19 WEST BROMWICH STREET, WALSALL, WS1 4BP	FPP	9		In local centre. Site too small to allocate in SAD
COACH HOUSE R/O 9 BELVIDERE ROAD, WALSALL, WS1 3AU	FPP	1		

COBDEN STREET (between 102 and 110)	FPP	1		
CORNER OF MORETON AVENUE & BEACON ROAD,GREAT BARR,BIRMINGHAM,B43 7BW	FPP	14		Site in local centre but housing is preferred use. Ownership difficulties as site is only leasehold are preventing site coming forward
EAGLE PUBLIC HOUSE, CRESSWELL CRESCENT	FPP	17	HO154	Lapsed planning permission for apartments. Site surrounded by houses so houses may be more suitable use, but would fall below size threshold to allocate in SAD
ELDON STREET (2), DARLASTON	FPP	1		
FALLON GARAGE, 10 CHURCH STREET, WEDNESBURY	OPP	4		Lapsed pp. Site too small to allocate for housing by itself but would be developable with open space to rear (site CH62)
FIELD CLOSE, BLOXWICH	FPP	0		Lapsed planning permission for 23 dwellings. Industrial estate still occupied
FIRST FLOOR,27 MARKET PLACE,BLOXWICH,WALSALL,WS3 2JH	FPP	1		
FIRSTEEL (west), BROCKHURST CRESCENT, WALSALL WS5 4AX	FPP	0		Lapsed planning permission for 128 dwellings, but ELR suggests this and adjoining sites should be retained for industry
FORMER AUTOCRAFT, WALSALL ROAD, WALSALL WOOD	FPP	20	HO157a	Lapsed planning permission. Developable in conjunction with adjoining sites which are also potential residential. Site believed to have been sold but new owner unknown
FORMER BORE STEEL, BROCKHURST CRESCENT, WALSALL	FPP	0		Lapsed planning permission for 69 dwellings, but ELR suggests site should be retained for industry
FORMER CURL & DYE PREMISES, 182 WOLVERHAMPTON ROAD, WALSALL, WS2 8RQ	OPP	1		
FORMER LIBRARY, BRICKILN STREET	FPP	2		Residential area. Planning permission has lapsed. Site is too small to allocate in SAD
Former Moxley Tip, Moxley Road	OPP	0		In ELR as SAD proposes to allocate for employment/ open space use as part of Moxley Tip development
FORMER TANNERY P.H.,BURROWES STREET,WALSALL,WS2 8NX	FPP	12	HO160	Site is close to Walsall Town Centre in area of high density housing

FORMER WORKS SITE C/O CEMETERY ROAD,VILLIERS STREET,WALSALL,WILLENHALL,WEST MIDLANDS	FPP	14	HO162a	
GLADSTONE HOUSE, 45 CASTLE STREET, BROWNHILLS, WS8 7PX	OPP	6	HO168b	Too small to allocate in SAD by itself, but add to adjoining UDP allocation site (HO168a)
HAYWARD CLOSE (LAND ADJACENT 2)	FPP	1		
HEATHFIELD LANE WEST (BETWEEN 56 AND 56A/B)	FPP	1		Lapsed planning permission for 1 dwelling. Boundary of site revised to match fence position
HILLARY STREET (adj 96)	FPP	1		
JOYNSON STREET	FPP	5	HO39b	Lapsed planning permission. Site too small to allocate by itself but lies adjacent to much larger housing sites
Keepers Cottage off Nether Hall Avenue, Great Barr, B46 1JU	FPP	1		planning permission was to replace previous dwelling destroyed by fire
LAND ADJ. THORN TREES, SCOTT ROAD, WALSALL, WS5 3JN	FPP	1		
LAND ADJACENT 12 PELSALL LANE, BLOXWICH, WS3 3DH	FPP	1		
LAND ADJACENT 15 GOSCOTE ROAD, WALSALL, WS3 4LE	FPP	1		
LAND ADJACENT 2 SIMMONDS PLACE, WEDNESBURY, WS10 8BN	FPP	1		
LAND ADJACENT 33 HIGH STREET,PELSALL,WALSALL,WS3 4LX	OPP	1		In Local Centre. Planning permission is for flat above shops
LAND ADJACENT FURLONG HOUSE, LANTON CLOSE, BLOXWICH	FPP	4		Planning permission for specialist housing. Site is next to similar recently completed schemes but is too small to allocate in SAD
LAND ADJACENT TO 172 CLOTHIER STREET, WILLENHALL, WALSALL, WV131BB	FPP	1		Surplus Walsall Council property. Was to be allocated with adjacent larger site but latter has now been completed
LAND ADJOINING HERBERTS PARK TAVERN,FORGE ROAD,DARLASTON,WEST MIDLANDS, WS10 8QU	OPP	4		

LAND AT 14A HOLLY CLOSE,WILLENHALL,WV12 5RR	FPP	2		
LAND AT BENTLEY ROAD NORTH,WALSALL,	FPP	144	HO176	
LAND AT FORMER CAPARO WORKS, BETWEEN THE WYRLEY AND ESSINGTON CANAL,MINER STREET, GREEN STREET AND OLD BIRCHILLS, WALSALL	OPP	310	HO181	
LAND AT REAR OF 18-19 VICTORIA ROAD, PELSALL, WS3 4BH	OPP	1		
LAND AT THOMAS STREET & BIRCHILLS STREET,BIRCHILLS,WALSALL,WS2 8NE	OPP	0		lapsed planning permission for 103 dwellings so site is now "consider for release" employment site
LAND BETWEEN 1 & 3 AND BETWEEN 9 & 11 CRICKET CLOSE, WALSALL, WS5 3PU	FPP	1		
LAND BETWEEN 108 AND 120 COLTHAM ROAD, WILLENHALL	FPP	9		Lapsed planning permission. WMBC owned. Site too small to allocate in SAD
LAND BETWEEN STATION STREET/NAVIGATION STREET AND MARSH STREET, WALSALL.	OPP	210	TC16 (part)	Lapsed planning permission (Outline for mixed use comprising maximum of 210 apartments) granted prior to loss of BOAK building, but density similar to Waterfront South which has been completed
LAND BETWEEN VICTORIA STREET & BLOXWICH ROAD SOUTH, WILLENHALL, WV13 1DW	OPP	6		Surplus Walsall Council property. Current planning permission but site is too small to allocate in SAD
LAND BETWEEN WOOD STREET AND LOWER LICHFIELD STREET, WILLENHALL	OPP	30		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 at 30 to reflect BCCS table 8 density expectation
LAND CORNER OF LEVE LANE/JOHN STREET,WILLENHALL,WALSALL	FPP	12		
LAND REAR OF 121,PARGETER STREET,WALSALL,WS2 8QR	FPP	1		Lapsed planning permission. Permission did not include access from highway, but potential to add to adjoining site to west

LAND REAR OF 17-33 STAFFORD ROAD, BLOXWICH, WS3 2JR	FPP	9		Attractive site with access off recently completed Bloxwich Engineering site to west
LAND TO REAR OF 19 & 21 MARKET PLACE, WILLENHALL, WALSALL	FPP	9		
Land to the r/o 47 & 41 Clarendon Street, Bloxwich, Walsall	FPP	2		
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	0		Outline planning permission for 44 dwellings. Surplus Council-owned open space. Sewer crosses site so decision has been taken not to sell because of difficulty in producing a viable layout.
LICHFIELD ROAD WILLENHALL (Petrol Station: 272-274)	OPP	21	HO195	Lapsed planning permission. Site remains in use as petrol station but surrounding area is residential so this would be preferred alternative use
MURCO SERVICE STATION, PINFOLD STREET, DARLASTON	FPP	16		In district centre so would not be allocated in SAD. If allocated, should include builders' yard to rear
POOL STREET (site of former 12 to 15)	FPP	10		Lapsed planning permission but site has been cleared. Too small to allocate by itself. Within potential revised AAP boundary
QUEENS CHAMBERS 65, BRIDGE STREET, WALSALL, WS1 1JQ	FPP	3		
R/O 22 PARTRIDGE AVENUE, DARLASTON, WALSALL	FPP	1		
R/O 38 SELMANS HILL	FPP	1		
R/O ARBORETUM LODGE, 16 BLAKENALL LANE	FPP	1		
REAR OF 203/205, FOLEY ROAD WEST, STREETLY, WALSALL	FPP	1		
Rear of 62 & 64 Foley Road East, Walsall, B74 3JD	FPP	1		
ROSAMUND STREET (rear of New Mills House - 18)	OPP	2		
ROWLEY STREET (23-31)	OPP	3		

RUSHALL MANOR CLOSE (2)	FPP	1		
RYECROFT VILLAS, PROFFITT STREET	FPP	9		Lapsed planning permission. Housing adjacent but site is too small to allocate in SAD
SAMUEL PARKES & CO LTD, NEW ROAD, WILLENHALL, WALSALL, WEST MIDLANDS	FPP	8		
SANDBEDS ROAD (9)	FPP	1		Original pp 07/1805/FL/W3
SARAH GARDENS	FPP	3		
SHIRE OAK CAFE 250 CHESTER ROAD	FPP	0		Green Belt. Lapsed planning permission for 9 dwellings but remains of former cafe have been cleared for several years so site would no longer satisfy NPPF definition of previously developed land
SITE AT CORNER OF, EDISON ROAD, AND ARKWRIGHT ROAD, WALSALL, BEECHDALE	OPP	11	HO205	Lapsed planning permission. Cleared site in residential area
SITE OF JOHN WOOTTON HOUSE & GREAT CROFT HOUSE WESLEY ROAD DARLASTON	OPP	11	HO315	Walsall Housing Group cleared site following demolition of tower blocks c 2005. Past interest in developing as PFS for ASDA. Housing preferred use if this proposal does not come forward. Housing capacity is estimate based on 35dph
SITE OF THE CAVALCADE P.H., STROUD AVENUE, WILLENHALL, WV12 4DH	FPP	23	HO207	Lapsed planning permission. Cleared site surrounded by modern housing so appears to be developable
TAME STREET EAST	OPP	4		Lapsed planning permission. Site too small to allocate for housing in SAD. Potential to provide alternative access from Hawes Road
THE FREE TRADE INN P.H., WOOD LANE, PELSALL, WALSALL,	FPP	3		Lapsed planning permission. Site is in residential area but too small to allocate in SAD. Boundary amended to exclude road
THE HAWTHORNS, HIGHGATE DRIVE, WALSALL, WS1 3JW	FPP	13	HO211	planning permission for change of use to 9 flats plus 4 new build, so net gain of 12 dwellings. Attractive site in high quality residential area
The Leathern Bottle PH., Cresswell Crescent, Walsall, WS3 2UW	FPP	9		In local centre but current planning permission includes retention of centre uses.

THE MILESTONE PUBLIC HOUSE, ESSINGTON ROAD, WILLENHALL, WV12 5DT	OPP	6		Lapsed planning permission. Developable part of site and number of dwellings is too small to allocate for housing in SAD
THE SPRING COTTAGE, LICHFIELD ROAD, SHELFIELD WS4 1PS	FPP	2		Current planning permission for flats above shop (converted from former pub) in local centre. Shop on ground floor has been completed
THREE CROWNS P.H., SUTTON ROAD, WALSALL, WS5 3AX	FPP	4		Lapsed planning permission: site is in Green Belt so allocation on basis of this pp would be contrary to BCCS. However, conversion or like for like replacement of existing building would conform with BCCS and NPPF
VILLIERS STREET (AJM Buildings)	FPP	9	HO162b	Lapsed planning permission. Existing housing adjacent and similar potential housing site to west. Combined size with adjacent site exceeds 10 dwellings
WILEY AVENUE (30-31)	OPP	1		
WILLIAM HOUSE, MARSH LANE, WALSALL, WS2 9LN	FPP	60	TC14 (part)	
WOLVERHAMPTON ROAD WEST (former Petrol Station next to Lane Arms Pub)	FPP	21	HO217a	Lapsed planning permission. Potential to be added to adjoining former Pickfords Site IN91.4 but housing in conjunction with Lane Arms PH site more feasible

Part 2: Potential New Housing Sites
(d) Previously Developed Land

ADDRESS	STATUS	NUMBER OF DWELLINGS	REFERENCE IN SITE ALLOCATION DOCUMENT OR AREA ACTION PLAN	COMMENTS
61 Church Street, Darlaston	POTENTIAL	12		
62 STAFFORD STREET WS2 8DR	POTENTIAL	8		Vacant site in Stafford Street Local Centre
70 Hollyhedge Lane, Birchills, Walsall, West Midlands WS2 8PZ	POTENTIAL	8		
70-71 STAFFORD STREET WS2 8DR	POTENTIAL	3		Part of SAD Issues and Options Site HO68 within Local Centre.
86 GLEBE STREET, WALSALL, WS1 3NU	POTENTIAL	-1		conversion from 2 flats to one house
96 VALLEY ROAD, BLAKENALL (Site of)	POTENTIAL	8		
Aldridge Manor House	POTENTIAL	18		Potentially surplus Walsall Council property. Disposal 2014-15. Within Aldridge District Centre so would not be allocated through SAD and town centre uses would have priority over housing
Allen's Centre	SADHA	22	HO124	Walsall Council owned. Disposal 2015-16. Site would be developable if vacated. Allocation relates to building footprint only, not adjacent open space
Argyle Works, Navigation Street, and Greatrex Works, Marsh Street	POTENTIAL	25	TC14 (part)	Surplus former employment site in Walsall Town Centre AAP area
Bath House	POTENTIAL	10		
BENTLEY LIBRARY SITE, CHURCHILL ROAD/ QUEEN ELIZABETH AVENUE	POTENTIAL	15		In Local Centre, but housing or open space preferred use if no suitable centre uses
Bentley Road North (corner of King Charles Avenue)	SADHA	19	HO37	Cleared former social housing site. Potential to develop with similar site immediately to north.

BETWEEN 114 AND 120 AND 122A AND 127 WATLING STREET/ ROMAN CLOSE BROWNHILLS	SADHA	10	HO304	Surplus Walsall Council land. Disposal 2016-19
BLAKENALL LANE AND CHAPEL STREET, BLAKENALL	POTENTIAL	11		Surplus Council Land. Disposal 2016-19. In local centre but housing is preferred use.
Bott Lane (Concept Recycling)	POTENTIAL	6	TC30 (part)	
Century Works, Midland Road	POTENTIAL	4	TC21 (part)	
Church Street, Darlaston	POTENTIAL	12		Identified in Darlaston District Centre inset of UDP as development opportunity
Coalpool Lane Open Space	POTENTIAL	3		Disposal expected 2015-16. 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
Coalpool Library	POTENTIAL	8		Disposal 2015-16. In Local Centre. Need to consider with adjoining former clinic and open space. Notional developable housing capacity provided to ensure site checked at SAD PO stage
Cricket Close Allotments and Tennis Courts	SADHA	54	HO305	Potential surplus open space (7004 and 7006). Estimated housing capacity takes account of relocation of existing tennis courts and exclusion of area of site within Green Belt
Crown PH, Leamore Lane	POTENTIAL	6		Vacant public house. 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
Darlaston Multi-Purpose Centre Site	SADHA	35	HO306	
Dartmouth House, Ryecroft Place, Walsall, WS3 1SW	POTENTIAL	18		Local centre development opportunity. Disposal 2014-15. Suitable for housing provided no requirement for centre uses on site
Daw End School	SADHA	41	HO128	Surplus Walsall Council asset. Disposal 2015-16. Site surrounded by existing housing.
Eastbourne Street (adjacent 47)	POTENTIAL	2		
Elmore Green Road/ Parker Street	POTENTIAL	4		Incidental open space but too small to allocate as open space or

				housing
Essington Lodge	SADHA	23	HO125	Surplus Walsall Council property: disposal 2015-16. Site surrounded by housing so would be preferred use if current use vacated
FELLOWS & JONES, PINFOLD STREET, DARLASTON WS10 8SY	POTENTIAL	18		Planning permission refused in 2009 because of relationship to petrol station to front. The two sites would need to be developed together
Festival Avenue	SADHA	24	HO72	Surplus Open Space. Formerly playing field for now demolished school. Greenspaces support transfer to non open space use
Festival Avenue (end of street)	SADHA	10	HO71	Surplus open space. Greenspaces support transfer to non open space use
Field Road Education Development Centre	SADHA	25	HO126	disposal 2015-16
Field Street (Gilberts' Club)	SADHA	26	HO20	Potential to enlarge UDP allocated site to include all or part of this area
Fletchers Lane (1 and 2)	SADHA	2	HO137b	allocate for housing in conjunction with adjoining sites
Former Bright Brazing, Bott Lane	POTENTIAL	5		
Former Harvestime Bakery, Raleigh Street	SADHA	80	HO66a	ELR confirms site can be released from employment use now. Active developer interest. Most of surrounding area is residential
Former Metal Casements	SADHA	95	HO62	ELR confirms that site can be released from employment use now. Developability depends on treatment of limestone workings
Former Roapp Hall, Dorsett Road Terrace	POTENTIAL	15		
Former Shannons Mill	POTENTIAL	166	TC26	
FORMER WARRENERS ARMS, HIGH STREET, BROWNHILLS	SADHA	58	HO317	Current planning application
FORMERLY SELECT WINDOWS,WALSALL ROAD,WALSALL,WALSALL WOOD,WEST MIDLANDS,WS9	SADHA	27	HO163	Planning application for residential development was withdrawn but site remains suitable for this use, in conjunction with adjoining sites
Gordon House (TA Centre), Sutton	SADHA	22	HO308	Potential surplus Government property

Road				
Goscote Lane Copper Works	SADHA	395	HO29	Large site in housing renewal area
Goscote Lodge Crescent (Site B)	SADHA	327	HO27	Walsall Council land disposal 2016-19. Part of site was shown as open space in Greenspace Strategy (hence choice site in SAD I&O), but this related to the cleared former housing area.
Great Barr Hall	POTENTIAL	11		Estimated housing capacity based on lapsed planning permission for conversion of existing building. Does not include any proposals for enabling development. Site to be allocated through revised policy ENV8
Great Barr Hall Walled Garden	POTENTIAL	4		Masterplan for St Margaret's housing commitment includes notional 4 dwellings within walled garden although these may no longer proceed. Site to be addressed by revised UDP Policy ENV8
Hatherton Liberal Club	SADHA	6	HO41a	Need to consider potential for housing in conjunction with adjoining sites
Holiday Hypermarket	POTENTIAL	0	TC09	Housing unlikely to be suitable use because of noise and air quality
Hollyhedge Lane (east side) (28)	SADHA	24	HO60b	Estimated dwelling capacity based on numbers proposed in planning application 07/0196/FL/W7 divided pro-rata across application site
Hollyhedge Lane (east side) (30 to 32)	SADHA	33	HO60a	Estimated dwelling capacity based on numbers proposed in planning application 07/0196/FL/W7 divided pro-rata across application site
Hollyhedge Lane (east side) (former Bradford Coal Wharf)	SADHA	52	HO60c	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
Hollyhedge Lane (west side)	SADHA	14	HO65	Air Quality Issues may affect suitability for residential
Intown (Whittimere Street Car Park and adjacent buildings)	POTENTIAL	0	TC34 (part)	
J Hoots, 43-45 Church Street, Darlaston	POTENTIAL	2		In Darlaston District Centre.

Joynson Street (site of former Kings Hill JMI School)	SADHA	17	HO39a	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
Kendrick Place and Castle View Road, Moxley	SADHA	38	HO23	Surplus Walsall Council land. Disposal 2016-19
Kings Hayes Farm	POTENTIAL	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
Land Adj., 2b Thorpe Road, Caldmore, Walsall.	POTENTIAL	9		disposal 2016-19
LAND ADJACENT 26 HALEY STREET, WILLENHALL	POTENTIAL	2		disposal 2015-16
LAND ADJACENT SHORT HEATH METHODIST CHURCH	POTENTIAL	7		Council proposing disposal 2016-19. Pub car park appears to encroach onto part of site
Land adjacent to 7 and 9 Sherlock Close, Willenhall	POTENTIAL	9		Surplus Council land. Disposal 2016-19. Open space considered too small to allocate by itself. Adjacent to existing housing site under construction. Open space considered too small to allocate
Land at Stencil's Farm, North of Mellish Road (area outside Green Belt)	SADHA	24	HO208	This is the section of CFS46 that is not in the Green Belt
LAND REAR OF 17 TO 19 CANNON STREET, MILL STREET, WALSALL	POTENTIAL	3		disposal 2016-19
Land Rear of 3 Church Road to 39 High Street, Brownhills.	POTENTIAL	10		within Brownhills District Centre so no allocation proposed in SAD
LAND TO REAR OF 80 TO 86 WEDNESBURY ROAD	POTENTIAL	2		
Lane Arms	SADHA	8	HO217b	
Lower Rushall Street (south of Intown Row)	POTENTIAL	30	TC34 (part)	
Mellish Road Church	POTENTIAL	9		In Local Centre so centre use would be preferred to housing. However, notional housing capacity is based on town centre

				density (60dph)
Mill Street (railway cutting and rear of North Street industrial units)	POTENTIAL	0		Site is in "Green Lane Cutting" SLINC, but ecological value of this part of the SLINC is questionable
Mill Street (road frontage)	POTENTIAL	8		Disposal 2016-19. Site is in "Green Lane Cutting" SLINC, but ecological value of this part of the SLINC is questionable
Mill Street, Walsall (former scrap yard)	SADHA	12	HO41b	Need to consider potential for housing in conjunction with adjoining sites
Millfields Nursery School, Stoney Lane, Walsall, WS3 3DW	POTENTIAL	14		dispose 2014-15
Motor City, 117b Walsall Road, Walsall Wood	SADHA	4	HO157b	Former employment area already in non-employment uses. Only developable in conjunction with adjoining sites
Mountrath Street car park	POTENTIAL	0	TC21 (part)	Potential for housing depends on regeneration of wider area, including resulting parking arrangements
Narrow Lane House and Neighbourhood Office Site	SADHA	14	HO310	Surplus Walsall Council property. Dispose 2015-16
New Invention Methodist Church, Lichfield Road, New Invention	SADHA	14	HO117	Former church in residential area.
New Road, Willenhall (former car showroom)	SADHA	9	HO16	Residential development to north and south. Site may be affected by underground power cable: see National Grid/ Western Power comments
Noose Crescent (former Lakeside School)	SADHA	59	HO46	Surplus school site owned by Walsall Council. In residential area and adjacent to scrapyard site that already has pp for housing
OLD MILL GARDENS, HIGH HEATH	POTENTIAL	3		
Old Square Phase 2	POTENTIAL	8	TC01	potential for upper floor residential in Old Square Phase 2
Orange Tree, 20 Wolverhampton Road	SADHA	4	HO60d	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
Paddock Lane Car park	POTENTIAL	11	TC30 (part)	Needs to be considered under town centre parking strategy
Pinfold Street (1 to 16)	POTENTIAL	18		in Darlaston District Centre inset of UDP

Pinson Road/ St Stephens Avenue	POTENTIAL	4		Site enlarged to include former houses 71 & 72 but too small to allocate in SAD. Includes car park
Plot A, Land south west of the junction between Union Street and Upper Lichfield Street, Willenhall	POTENTIAL	2		
Poplar Avenue (east)	SADHA	23	HO44	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
Poplar Road, Brownhills	POTENTIAL	7		Surplus Walsall Council property. Disposal 2014-15
Public Conveniences and 17-18 Norton Road, Pelsall	POTENTIAL	3		disposal 2014-15
Queslett Road (former nurses' accommodation)	POTENTIAL	12		Site in green belt so estimate of housing capacity based on footprint of previous buildings.
Rear of 149 Hall Lane, Walsall Wood	POTENTIAL	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
Rear of 16 High Road, Lane Head	SADHA	29	HO53	Garage and open storage area. Site lies in residential area. Housing recently completed on former church site to north-east. Site enlarged to include former site 348
Rear of Franchise Street	POTENTIAL	0		Disposal 2016-19. Appears to be inaccessible: future use should be considered in conjunction with consider for release land to north
Regent Street (between 40 and 50)	POTENTIAL	8		Cleared former housing site. Estimated housing capacity based on density of adjoining existing housing, but site too small to allocate in SAD
Riding Way	SADHA	14	HO40	Part is surplus Council property. Disposal 2016-19. Inaccessible and little used open space
ROWLEY VIEW, MOXLEY	SADHA	22	HO322	Former Rowley View Nursery and Highgate Arms Pub. Planning application for residential withdrawn in 2008, although recommended for approval
Royal British Legion Club, Broad Lane Gardens, Bloxwich	SADHA	25	HO313	Surplus Walsall Council property. Disposal 2015-16

Rushall Mews, New Street, Walsall WS4 1JQ	SADHA	35	HO314	Surplus Walsall Council property currently being disposed of
Seymour Parade	POTENTIAL	0		
Site of 88-99 Moxley Road, Darlaston	POTENTIAL	6		Site reclaimed following planning permission for residential development granted in 1990. Too small to allocate in SAD
SPRINGSIDE, 2 SPRING LANE, PELSALL WS4 1AZ	SADHA	16	HO318	Potential surplus care home
Stafford Street, Willenhall (76-77)	POTENTIAL	3		
Summer Street (between 24 and 35)	POTENTIAL	7		disposal 2016-19. Open space but not in open space study. Too small to allocate in SAD. In flood zone but surrounded by existing residential development
Summer Street, Willenhall (site of The Shakespeare PH)	POTENTIAL	0		Potential to be developed as part of adjacent consider for release employment site but lies in flood zone
Sunnyside Farm, Northgate, Aldridge	POTENTIAL	20		Consider for release employment site in Green Belt. Estimated housing capacity based on footprint of existing buildings
Tantarra Street	POTENTIAL	0	TC30 (part)	
The Green, Darlaston (Premier Aftercare)	SADHA	11	HO316	Released employment site. Formerly in LDO area
THE SUBSTATION, PARK LANE, DARLASTON WS10 9SE	POTENTIAL	20		
Town Hill	POTENTIAL	0	TC31	Walsall Town Centre AAP area so town centre uses would have priority over residential. Location on busy road means that site may not be suitable for residential
Walsall Iron and Steel	SADHA	17	HO66b	Site affected by possible contamination from previous use, also poor air quality, but potential to develop in conjunction with adjoining former Harvestime
Walsall Road, Walsall Wood	SADHA	51	HO58	Former employment area already in non-employment uses. Adjoins consider for release employment site. Boundary excludes parts of site that are in SLINC or Green Belt
Waterfront Lex	POTENTIAL	60	TC08	noise and air quality means site may be unsuitable for housing

Watling Street (land north of Kings Deer Road)	SADHA	15	HO43	Vacant site adjacent to recently completed housing development.
Wilkes Avenue (Bentley Home)	SADHA	37	HO36	
WILLENHALL COACHCRAFT, 348 WOLVERHAMPTON ROAD WEST WV13 2RN	SADHA	33	HO321	
Wolverhampton Street, Willenhall (adjacent to car park rear of 58)	POTENTIAL	5		Within Willenhall District Centre inset. Position of site amended. most of site formerly part of site 66
Woodwards Road (former garage and vehicle storage yard)	SADHA	24	HO93	

(e) “Broad Location” Sites Currently in Other Uses

The sites listed below are only examples of such sites. There is no indication that any particular site will come forward for housing or any other use. “Consider for Release” employment sites are listed in the Employment Land Review so are not included below. However, they are shown on the attached map.

ADDRESS	ESTIMATED DWELLINGS	COMMENTS
52a Harrison Street (former Widdys)	9	Out of centre retail use. Residential would be preferred use if current use ceased. Site includes former garden land to west of building according to recent planning application.
Barons Court Hotel	23	Town centre use in out of centre location. Potential to redevelop for housing if current use ceased
Between Longacre and Shortacre Streets (area within local centre)	4	Consider for release employment area within local centre. Would need to be considered in conjunction with land to north and south if residential preferred.
Crestwood House, Birches Rise, Willenhall	21	Potential surplus office in out of centre location. Surrounding area is entirely residential but site is in flood zone 2
Elmore Green Road (Jewson Builders' Merchants)	18	Identified as development opportunity in Bloxwich District Centre inset of UDP but site is currently in use
Forest Arts Centre	69	Walsall Council owned. Would be good housing site if it became surplus.

GT Leisure Bowl and adjoining units, Revival Street	18	Out of centre leisure use (although some B1 use remains). Potential housing site if current use ceased
Leakes Limited, Great Bridge Road	38	Out of centre retail use adjacent to housing renewal site that is under construction. Housing would be preferred if current use ceased
McDonalds, Crescent Road, Willenhall	9	Currently out of centre development - Restaurant. Location at road junction means that any redevelopment for another use should be in conjunction with 60 Walsall Road
Morrisons Store, Wallows Lane	0	Out of centre retail. Unlikely to come forward for redevelopment during period of SAD
New Forest Road/ Dartmouth Community Centre	20	Site surrounded by modern housing but site currently occupied by community centre following recent planning permission to change use to D2. Only developable if this use vacated
South of Shortacre Street	12	Former employment area now in non-employment uses. Would need to be considered in conjunction with land to north and south if residential preferred. Adjoins local centre and Walsall Town Centre
The Green, Darlaston (Club, Willenhall Road)	24	Suitable for housing if current use vacated. Formerly in LDO area
Travelodge, Birmingham Road	20	Town centre use in out of centre location. Surrounded by housing so this would be the preferred use if current use ceased. Flats recently completed on part of former car park
Villiers Street (south side) - bowling green	0	Open space use so would need to demonstrate no open space shortfall in area
Villiers Street (south side) - social clubs	16	Potential housing site if current use ceased. Estimate of housing capacity excludes area of bowling green
Walsall Resource Centre, Pool Street	4	Out of centre location but surrounding area is mainly industrial. Site is too small to allocate for housing in SAD

(f) Greenfield Sites in Green Belt

Most of the sites below have been submitted through Calls for Sites. The estimated dwelling numbers is based on the site size and an average density of 35 dwellings per hectare. It does not take account of the possible need to provide open space, community or other facilities within the site.

ADDRESS	ESTIMATED DWELLINGS	COMMENTS
219 Little Aston Road	35	Site submitted in Call for Sites for 2010 SHLAA. In Green Belt so allocation for housing would be contrary to BCCS
Barn Farm	153	Site submitted in Call for Sites for 2010 SHLAA. Green Belt so housing allocation would be contrary to BCCS
Bloxwich Golf Club Greens Compound, Fishley Lane, Little Bloxwich, Walsall	31	Green Belt so allocation for housing would be contrary to BCCS. Most of site is not previously developed
College Farm, South of Bosty Lane, Aldridge	890	Site in Green Belt so development would be contrary to BCCS
East of College Farm, South of Bosty Lane, Aldridge	331	Site in Green Belt so development would be contrary to BCCS
Fordbrook Lane (CFS14a)	58	In Green Belt so development would be contrary to BCCS. Site is also in Flood Zone 3
Fordbrook Lane (CFS14b)	98	In Green Belt so development would be contrary to BCCS. Much of site is also in Flood Zone 3 whilst part is a SLINC
Heydon Paddock, Between 195 and 197 Pelsall Lane, Rushall, Walsall	35	Site is in Green Belt so allocation for housing would be contrary to BCCS
Home Farm, Sandhills, Walsall Wood	1280	Green belt so development would be contrary to BCCS. SHLAA capacity based on submission by developer.
Land adj Old Irish Harp, Chester Road, Aldridge	126	Green Belt so allocation for housing would be contrary to BCCS
Land adjacent to 140 Pinfold Lane, Barr Beacon	9	Green Belt so allocation for housing would be contrary to BCCS.
Land at Berryfields Farm, Walsall Road, Aldridge	88	Site is Green Belt and is a SLINC so is not suitable to allocate for housing
Land at Birch Lane	193	Green Belt so housing allocation would be contrary to BCCS
Land at Daniels Lane	48	Isolated site in Green Belt so allocation would be contrary to BCCS
Land at Kings Hayes Farm	369	Site is in Green Belt so allocation would be contrary to BCCS. Estimated housing capacity based on density of 35dph

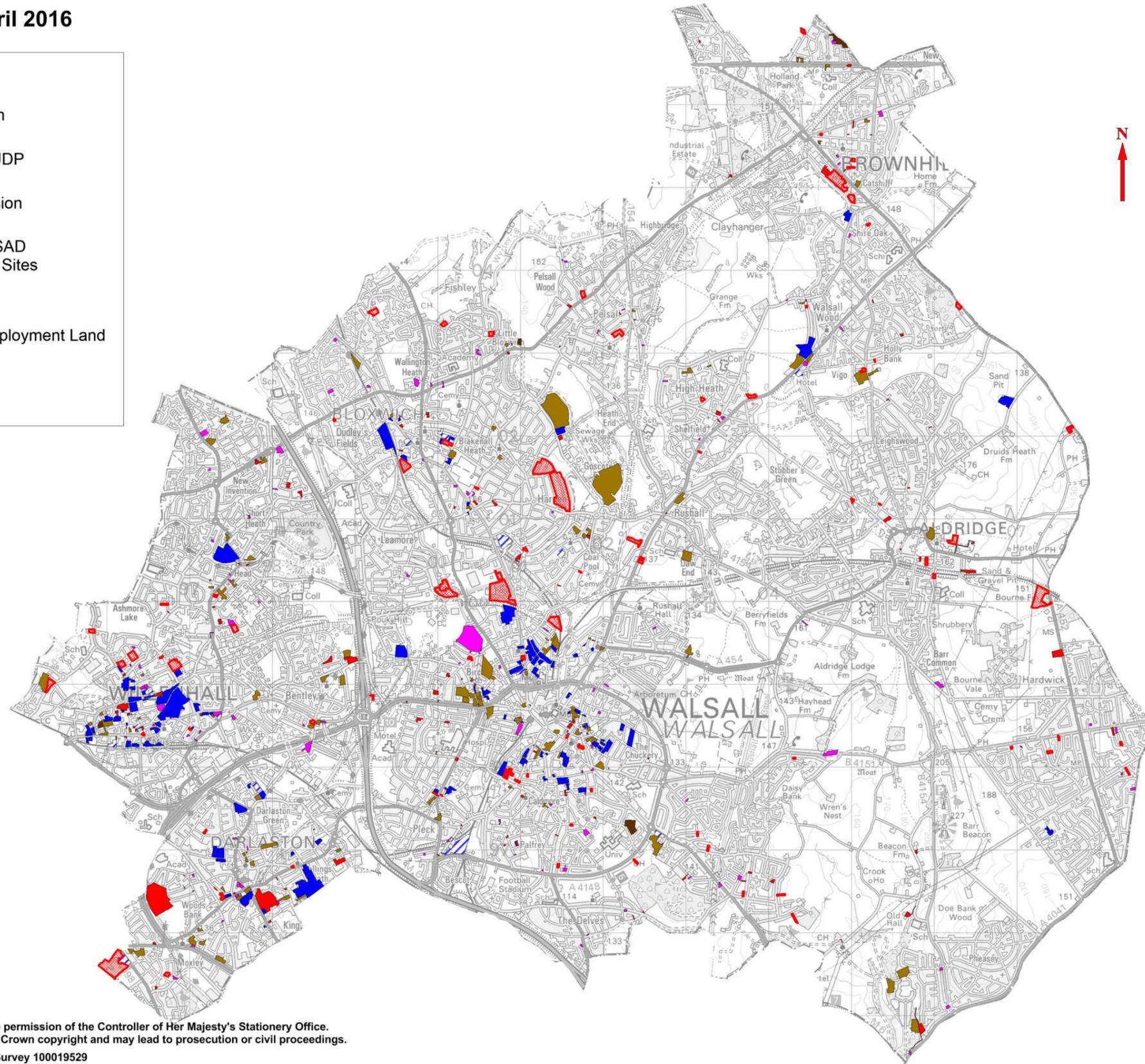
Land at Oakwood Close and bordering Hall Lane and Green Lane, Walsall Wood	25	Green Belt so allocation for housing would be contrary to BCCS. Boundary amended to exclude area of planning permission 14/1093/FL which is outside Green Belt
Land at Stencil's Farm, North of Mellish Road (area in Green Belt)	1317	This is the part of CFS46 that is in the Green Belt so development would be contrary to BCCS.
Land between Doe Bank Land and Aldridge Road, Streetly	946	Submitted in July 2014 so too late to be considered for SAD. Estimated housing capacity based on 35dph, but site is in Green Belt
Land North of Little Hardwick Road	378	Site is in Green Belt so development would be contrary to BCCS
Land North of Pelsall EDC	152	Green Belt so housing allocation would be contrary to BCCS. Part of site is flood zone. Capacity increased (was 118) based on 35dph
Land off Allen's Lane, Pelsall (Title WM551477)	129	Green Belt so housing allocation would be contrary to BCCS. Part of site is flood zone. Estimated housing capacity based on 35dph
Land off Buchanan Road (site formerly named Mellish Road)	252	Site is in Green Belt so development would be contrary to BCCS. Estimate of housing capacity based on density assumption of 35dph, not planning application (14 dwellings) refused in 2014
Land off Middlemore Lane West	48	Green Belt so allocation for development would be contrary to BCCS
Land off Pelsall Lane, Rushall	0	In Green Belt so development would be contrary to BCCS. Part of site is flood zone, and access appears to be too narrow for any major development. Estimated housing capacity based on 35dph
Land to the West of Clayhanger Lane	64	Green Belt so residential development would be contrary to BCCS
Land West of Aldridge Road (opposite Rangeview Close), Streetly	269	Site is in Green Belt so development would be contrary to BCCS. Also grade 3A agricultural land
Longwood Lane (Ross James Site)	0	disposal 2016-19. Site lies in Green Belt
LONGWOOD LANE WALSALL	104	Isolated site in Green Belt so development would be contrary to BCCS. SINC adjacent which would appear to provide only access to site. Estimated capacity based on site area at 35dph
North of Mob Lane	279	In Green Belt so residential development would be contrary to BCCS
North of Northfields Way	45	Green Belt so residential development would be contrary to BCCS
Plot 1, Skip Lane (between Skip Lane, Fallowfield Road, Hay Hill and Corn Hill)	156	Green Belt so housing allocation would be contrary to BCCS and NPPF. Most of site is SLINC
Plot 2 Skip Lane (between Skip Lane, Newquay	85	Green Belt, so residential development would be contrary to BCCS and NPPF

Road and Newquay Close)		
Plot 3, Skip Lane (between Skip Lane, Newquay Close and St Austell Road)	62	Green Belt so allocation for residential development would be contrary to BCCS and NPPF
Skip Lane (105)	0	Existing dwelling. Included in 2010 SHLAA as access to site HO51. As latter lies in the Green Belt, development would be contrary to the BCCS and NPPF
Skip Lane (land rear of 105 to 135 - access via 105)	122	in Green Belt so allocation for housing would be contrary to BCCS and NPPF
West of Chester Road, Streetly	516	In Green Belt so residential development would be contrary to BCCS
Whateley Road Playing Fields	87	Green Belt. Transfer to non open space use supported by Greenspaces due to anti-social behaviour, but removal from GB rejected by UDP inspector in 2005

The plans below show the locations of these sites, together with sites under construction. More detailed maps can be provided on request.

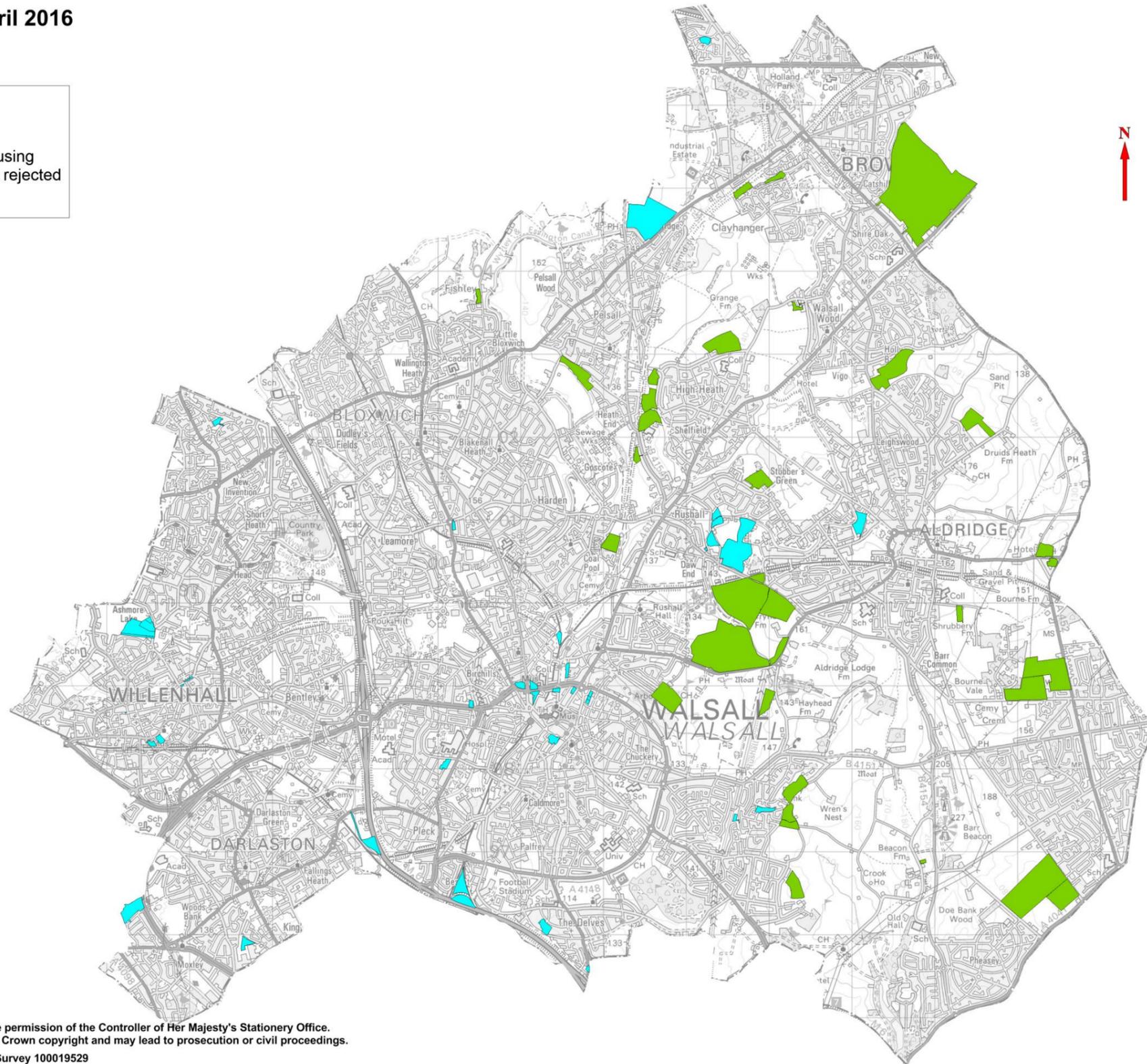
Walsall Housing Sites: April 2016

-  Housing under construction
-  (a) Valid Planning Permission
-  (b) Allocated for housing in UDP
-  (c) Lapsed Planning Permission
-  (d) Allocated for Housing in SAD and Other Potential Housing Sites
-  (e) Broad Location site currently in non-industry use
-  (e) Consider for Release Employment Land



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Walsall Housing Sites: April 2016 Rejected Sites



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