



Sandwell
Metropolitan Borough Council

**SANDWELL AUTHORITY
MONITORING REPORT
2021-2022**

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1.0 - Introduction

Sandwell Council as Local Planning Authority is required by section 35 of the Planning and Compulsory Purchase Act (2004, as amended) to publish an Authority Monitoring Report (AMR) on an annual basis. The AMR is required to include information about:

- The implementation of the Local Development Scheme (LDS); and
- The extent to which policies in Development Plan Documents are being achieved.

This AMR has been prepared for the monitoring period 1 April 2021– 31 March 2022.





The AMR monitors the effectiveness of policies within local Development Plan Documents.

As at 31 March 2022 the Development Plan comprises the following Development Plan Documents:

- Black Country Core Strategy (BCCS), adopted 2011
- Site Allocation and Delivery DPD (SAD DPD), adopted 2012
- West Bromwich Area Action Plan (WB AAP), adopted 2012
- Smethwick Area Action Plan (SAAP), adopted 2008
- Tipton Area Action Plan (TAAP), adopted 2008

There are no Neighbourhood Development Plans in place or in preparation in the borough.

The AMR provides an assessment of progress against the monitoring indicators for the Development Plan Documents using emoji faces detailed in the table below.

	Policy target met or on track to be met
	Policy target partially met
	Policy target not met or not on track to be met
	Policy target indicator not monitored or data no longer available

This report includes the following additional information for the monitoring period:

- An overview of demographic, economic and social statistics for the borough;
- Activities in respect of the duty to co-operate; and
- A summary of Section 106 and Community Infrastructure Levy (CIL) revenue and expenditure.

2.0 - Sandwell Profile

Sandwell is a metropolitan borough in the West Midlands. It is surrounded by urban areas as it borders Birmingham and the other three Black Country authorities (Dudley, Walsall and Wolverhampton). It has good transport links with the M5 and M6 transecting the borough and good public transport links with the Midland Metro and the West Coast Main Line railway.

2.1 - Population and households

The 2021 Census estimates that Sandwell has 341,900 residents, a rise of 11.0% since 2011¹. This compares with a rise of 6.3% in England and Wales. The 11% rise in Sandwell since 2011 is the highest in the West Midlands metropolitan area, the next highest being in Coventry (8.9%). In 2021, Sandwell ranked 27th for total population out of 309 local authority areas in England, moving up six places in a decade. The borough's population is predicted to grow at a faster rate than both the population of the West Midlands and the national average and is forecast to increase by 30,000 people between 2016 and 2030.

This area is the second-most densely populated local authority area in the West Midlands (after Birmingham).

Sandwell has a young and diverse population, with more than 40% of its residents under the age of 30, compared to around 30% elsewhere in the UK; almost 40% of residents are from an ethnic minority background, making the population more diverse than the regional and UK average of 18.8% and 14% respectively.

8,748 new households have formed in Sandwell between the two Censuses, with the total number of households recorded as 130,246 in the 2021 Census. The greatest proportion of household compositions is attributed to one-person households (29.2%) and married couple households (29.8%).

2.2 - Housing

Across Sandwell, 80.8% (105,160) of households lived in a house or bungalow, 19.1% (25,000) lived in a flat, maisonette or apartment and 0.1% (90) lived in a caravan, or other mobile or temporary structure at the time of the 2021 Census². This compares with 77.9%, 21.7% and 0.4% respectively in England & Wales.

In 2021, 54.2% (70,635) of households owned the accommodation they lived in, compared with 62.5% in England & Wales. 45.2% (58,850) rented their accommodation and 0.6% (760) of households lived rent free (this compares with 37.3% and 0.1% respectively in England & Wales).

21.0% of Sandwell households rent their accommodation from the Local Authority, compared with 8.3% in England & Wales.

¹ <https://www.ons.gov.uk/visualisations/censusareachanges/E08000028/>

² <https://www.sandwelltrends.info/household-characteristics/>

2.3 - Ethnic group and country of birth

In 2021, 57.3% (195,620) of usual residents in Sandwell identified their ethnic group within the high-level "White" category, compared with 81.7% in England & Wales³. Sandwell has seen a decrease from 69.9% in the 2011 Census.

The next most common high-level ethnic group was "Asian or Asian British" accounting for 25.8% (88,020) of the overall population, this ethnic group also saw the largest percentage point increase from 2011, up from 19.2% (59,260 people).

In 2021, almost one in four (23.6%) usual residents of Sandwell were born outside the UK, compared with one in six nationally. This proportion puts Sandwell in the top 50 Local Authorities across England & Wales. In 2011, 15.9% of Sandwell residents were born outside the UK.

2.4 - Socio-economic profile

The Indices of Multiple Deprivation (IMD) 2019 shows Sandwell's average deprivation score ranked it as the 12th most deprived local authority in England, out of a total of 317⁴. Previous IMD results for this measure show that Sandwell's position has declined slightly relative to other districts in England. Sandwell was 13th most deprived local authority in 2015.

England is made up of 32,844 Lower Super Output Areas (LSOAs), 186 of which are in Sandwell. One in five of Sandwell's LSOAs fall into the most deprived 10% nationally in 2019. A further two-fifths fall into the most deprived 10-20%, so overall 60% of Sandwell's LSOAs fall within the worst 20% nationally, and 97% within the worst 60% nationally, clearly displaying the high levels of deprivation prevalent in large parts of Sandwell.

2.5 - Health

The health of people in Sandwell does not on the whole compare well with England averages due to its high levels of deprivation. Around 25.5% (18,495) of children in Sandwell live in low income families. Life expectancy for both men and women is lower than the England average; 76.1 years for men and 80.7 years for women compared to 79.4 years (male) and 83.1 years (female) nationally. Life expectancy inequality also exists within Sandwell itself – life expectancy is 8.6 years lower for men and 8 years lower for women in the most deprived areas of the borough compared to the least deprived areas.

In the 2021 Census, 40.8% of Sandwell residents described their health as "very good", increasing from 37.6% in 2011⁵. Those describing their health as "good" fell from 35.3% to 35.1%.

³ <https://www.sandwelltrends.info/ethnicity-religion-country-of-birth/>

⁴ https://www.sandwelltrends.info/deprivation_west_midlands_context/

⁵ <https://www.ons.gov.uk/visualisations/censusareachanges/E08000028/>

2.6 - Qualification and Skills

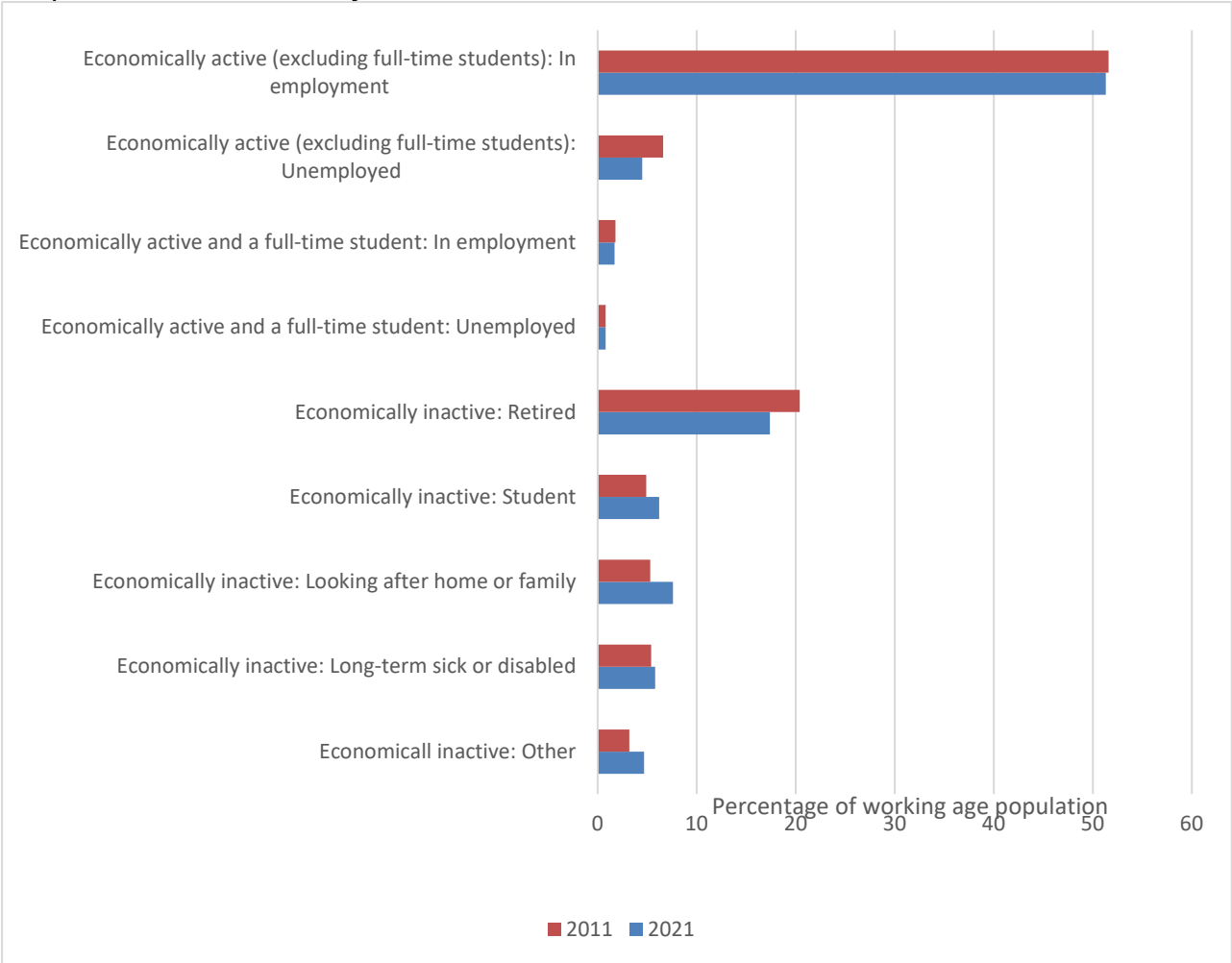
21.1% of the Sandwell working age population (aged 16-64) were graduates or held a Higher National Diploma (HND) as at April 2018-March 2019⁶. This compared to a British average rate of 39.3% forming the most highly skilled band of National Vocational Qualification (NVQ) level 4 or above; as a result, Sandwell has a smaller pool of workers able to compete for more highly skilled vacancies. As at April 2018-March 2019 20.3% of the Sandwell working age population have no qualifications at all, compared to a British average of 7.8%. This means that the Sandwell workforce are more likely than those in the rest of the UK to work in lower skilled occupations.

2.7 – Economy

Overview

Sandwell saw England's joint largest percentage-point rise (alongside Birmingham) in the proportion of people who were economically inactive because they were looking after their family or home between Censuses (from 5.3% in 2011 to 7.6% in 2021).

Graph 1: Economic activity



⁶ <https://www.sandwelltrends.info/education/>

Sandwell has a long industrial history, especially in manufacturing. Until the 1980s the Black Country, together with neighbouring Birmingham, was the powerhouse of Britain's manufacturing economy. The West Midlands was one of the hardest hit parts of the UK during the collapse in the economy in the first wave of the Covid-19 pandemic⁷.

Sandwell has many growing and productive businesses and a higher than average proportion of its businesses are small, but residents are not always able to take up opportunities related to those employment and economic activities. Local businesses will often need a highly skilled workforce to be able to grow to meet modern demands; that workforce needs training and support to help deliver and accelerate innovation. Sandwell also has a limited amount of the type of high-quality land needed to enable businesses to expand and grow in the borough's industrial core.

Productivity

Sandwell's Economy (Gross Value Added) was worth £6.644 billion in 2020, which represents a value of £20,192 per head. While lower than both the West Midlands Metropolitan Area and the UK averages, Sandwell's productivity is higher than that of the other authorities in the Black Country.

Business Population

Sandwell has around 11,600 active business units⁸: -

9,585 (82.6%) are micro businesses;

1,970 (17.5%) are Small and Medium Enterprises; and

50 (0.4%) are large units.

Of these businesses, 40 are designated as 'high growth' enterprises. There is evidence of a considerable entrepreneurial spirit in the area, with approximately 1,775 new businesses being created and 915 shutting down annually.

2.8 - Employment

In terms of job numbers, the three main employment sectors in Sandwell are retail and wholesale, manufacturing and health and social care. In terms of critical or Sandwell-specific sectors, where Sandwell plays a stronger or more disproportionate role within the wider economy than the national average, the highest contributors are manufacturing (+111% greater than the national average); electricity, gas and air conditioning (+100% greater); water supply and waste management (+71% greater); transportation and storage (+59% greater); and retail and wholesale (+40% greater).

⁷ <https://blog.bham.ac.uk/cityredi/west-midlands-economic-impact-monitor-1-april-2022/>

⁸ <https://www.thinksandwell.com/>

Table 1: Employment figures

Sandwell Economic Sectors	Workers	% of workers	Compared to UK average
Wholesale, Retail & Vehicle Repair	25,000	20.2	+40%
Manufacturing	20,000	16.1	+111%
Health & Social Care	16,000	12.9	-6%
Transportation & Storage	10,000	8.1	+59%
Education	10,000	8.1	-8%
Admin & Support Services	9,000	7.3	-18%
Construction	7,000	5.6	+14%
Accommodation & Food Service	6,000	4.8	-36%
Professional, Scientific & Technical	5,000	4.0	-55%
Public Administration & Defence	3,500	2.8	-39%
Other Service Activities	3,500	2.8	+32%
Arts, Entertainment & Recreation	2,500	2.0	-13%
Real Estate	2,500	2.0	+11%
Water Supply & Waste Management	1,500	1.2	+71%
Information & Communication	1,500	1.2	-73%
Finance & Insurance	1,250	1.0	-72%
Electricity, Gas & Air Conditioning	1,000	0.8	+100%

2.9 - Transport and Travel to Work

In 2021, 29.2% (38,090) of Sandwell households had no cars or vans (down from 33.9%, 41,200 in 2011)⁹. This compares with 23.3% in England & Wales in 2021.

Each day, 59,000 people come into Sandwell from neighbouring areas to work, and almost 62,000 of Sandwell's residents work outside the Borough. The job density per working age population is 0.63, versus 0.80 in the West Midlands Metropolitan area, and 0.84 in the UK.

⁹ <https://www.sandwelltrends.info/household-characteristics/>

3.0 – Plan Preparation and Planning Obligations

3.1 - Local Development Scheme (LDS)

The Local Development Scheme (LDS) sets out Sandwell Council’s programme for the production of new Development Plan Documents. The LDS has a three-year horizon and is published on an annual basis.

The latest LDS was approved by Cabinet on 29 September 2021. It sets out the following timescales for the preparation of the new Black Country Plan* and the Sandwell Development Plan.

Table 2: LDS 2021 - Black Country Plan (formerly Black Country Core Strategy) Preparation Timetable

PLAN PREPARATION STAGE	TIMESCALE
<ul style="list-style-type: none"> • Issues and Options consultation 	July – September 2017
<ul style="list-style-type: none"> • Publish revised timetable • Publish further evidence • Open ‘call for sites’ consultation for 6-8 weeks 	June-July 2020
<ul style="list-style-type: none"> • Publish delivery evidence 	December 2020
<ul style="list-style-type: none"> • Cabinet consideration of Draft Plan 	July 2021
Draft Plan Public Consultation (eight weeks)	August - October 2021
<ul style="list-style-type: none"> • Cabinet consideration of publication version of BCP 	July 2022
Publication Public Consultation	August-September 2022
Submission of Plan	March 2023
Examination	April 2023 - March 2024
Adoption	April 2024

The implementation of the preparation timetable for the new Black Country Plan is on track. The Draft Plan public consultation took place between August and October 2021.

Table 3: LDS 2021 - Sandwell Development Plan (formerly Sandwell Site Allocations Document) Preparation Timetable

Issues & Options Consultation	January 2022
Draft Plan consultation	October 2022
Plan Publication	October 2023
Submission to Secretary of State	March 2024
Examination in Public	Summer 2024
Adoption	March 2025

The implementation of the preparation timetable for the new Sandwell Development Plan is slightly behind schedule. The Issues & Options public consultation is expected to take place later in 2022.

*This AMR covers the monitoring period 1 April 2021 – 31 March 2022. In October 2022 the four Black Country authorities published a statement explain that they have been unable to reach agreement on the approach to planning for future development needs within the framework of the Black Country Plan. Local Plans for each of the four Black Country authorities will now provide the framework for the long-term planning of the Black Country. The Black Country Plan 2039 work programme has ended and now each authority will now prepare Local Plans for their own areas. The next AMR will not report on progress towards the Black Country Plan.

3.2 - Duty to Co-operate

The Localism Act 2011 sets out a ‘duty to co-operate’ which applies to all local planning authorities, such as Sandwell MBC, and other public bodies. The duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas;
- requires that councils set out planning policies to address such issues;
- requires that councils and public bodies ‘engage constructively, actively and on an ongoing basis to develop strategic policies’; and
- requires councils to consider joint approaches to plan making.

The Black Country Authorities of Sandwell Council, Dudley Council, Walsall Council and Wolverhampton Council have continued to work together during the monitoring period to prepare a new joint land-use plan, the Black Country Plan. All the prescribed bodies under the duty to cooperate have been consulted during its preparation and issues raised by any of the prescribed bodies have been taken into account.

Table 4 below summarises the co-operation that has taken place and the actions which have been taken under the duty from 1 April 2021 to 31 March 2022.

Table 4: Duty to Cooperate

Cooperation With	On What	Action/Outcome	Date
Black Country Local Authorities, Black Country LEP, Local Nature Partnership, Natural England, English Heritage, Highways Agency, HCA, Primary Health Care Trusts, West Midlands Integrated Transport Authority.	Regular meetings to discuss Black Country Local Authority planning documents and issues, including the preparation of the Black Country Plan.	Raise awareness of progress on planning documents in the Black Country and gain views on any specific issues which need addressing	Ongoing through the review of the Black Country Plan
Duty to Co-operate and Statutory Undertakers and relevant Local Planning Authorities	Consultation on the draft Black Country Plan (Regulation 18) and supporting documents took place in August to October 2021.	Consultation on the preferred options and latest evidence in relation to the emerging Black Country Plan. Raise awareness on the issues and latest evidence in relation to the emerging Black Country Plan.	The consultation took place August to October 2021. Ongoing through the preparation of the BCP
Wolverhampton City Council, Bromsgrove Council, Wyre Forest Council, South Staffs, Shropshire Council, Staffordshire County and Worcestershire County Councils.	Ongoing meetings to discuss Local Authority planning documents, Black Country Plan review and issues along the west side of the West Midlands conurbation.	Raise awareness of progress on planning documents in the area and gain views on any specific issues which need addressing	Ongoing through the review of the Black Country Plan.
Local Authorities in the Greater Birmingham/Black Country Housing Market Area (HMA)	Ongoing monitoring and discussion related to resolving the shortfall of housing land supply in the market area up to 2031.	The West Midlands HMA Growth Study was published in February 2018. The HMA group continues to meet to oversee all DtC discussions as part of the Plan preparation process and to produce an annual HMA Housing Land Supply Position Statement .	GBBC HMA work ongoing. HMA Group meeting on a quarterly basis and produce an annual HMA Housing Position Statement

3.3 - S106 Agreements and the Community Infrastructure Levy (CIL)

Financial contributions from development are collected using Section 106 Agreements and the Community Infrastructure Levy. The Council publishes an Infrastructure Funding Statement annually which includes detailed information about how much money has been collected during the monitoring period and how it has been spent. [The latest Infrastructure Funding Statement is available to download on the Council's website.](#)

The section below provides a summary of the information contained within the Infrastructure Funding Statement.

Section 106 Agreements are legal agreements that secure planning obligations to make development acceptable in planning terms, for example by securing funds to invest in transport infrastructure to offset the impacts of development and by delivering affordable housing on site. The table below sets out the money collected by the Local Authority through Section 106 Agreements from 1 April 2021 to 31 March 2022.

The Council continues to adopt a flexible approach to negotiating planning obligations based on financial viability grounds. This is due to the difficulties that some developers face when developing land due to the rising cost of materials and labour.

There were two Section 106 Agreements that contained financial contributions that were made in the 2021-2022 monitoring year. The total income received by the Council was £236,145.35 .

Table 5: Section 106 income received 2021-2022

Allocation	Amount Received
Leisure	£161,145.35
Affordable Housing	£75,000.00
Total	£236,145.35

A total of £0.00 of Section 106 contributions was spent by the Council during the 2021-2022 monitoring year.

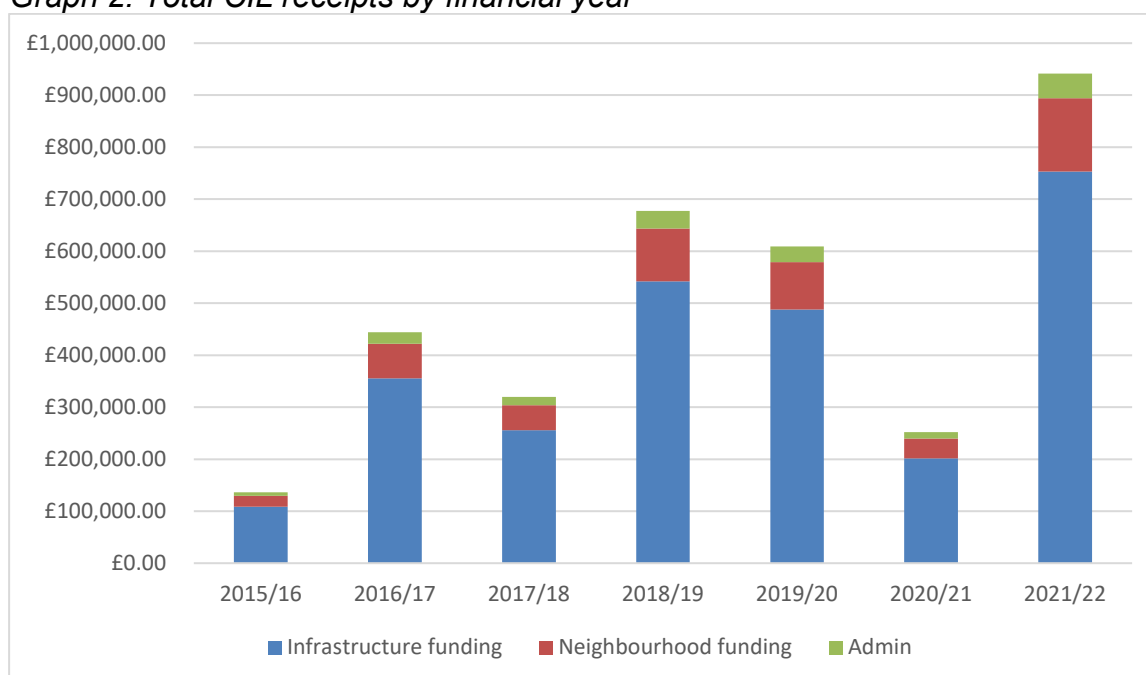
Sandwell became a Community Infrastructure Levy (CIL) charging and collecting authority on 1 April 2015. CIL is a mechanism that Local Planning Authorities can choose to adopt to raise funds from development. It is charged in the form of a levy on the creation of new floorspace. Money raised from CIL can be spent on a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities.

The CIL Charging Schedule 2015 sets out the base charge per square metre that will apply to each category of development that is liable. CIL is intended to be used to help provide infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms (which is the purpose of Section 106 Agreements).

Table 6: Total CIL receipts by monitoring year

Year	CIL Income Received	5% Admin	15% Neighbourhood Funding	80% Infrastructure Funding
2015/16	£136,073.16	£6,803.62	£20,411.00	£108,858.54
2016/17	£444,073.88	£22,203.66	£66,611.09	£355,259.13
2017/18	£319,533.34	£15,976.32	£47,930.07	£255,626.95
2018/19	£677,162.35	£33,858.08	£101,574.41	£541,729.86
2019/20	£609,402.28	£30,470.06	£91,410.37	£487,521.85
2020/21	£252,134.25	£12,606.71	£37,820.11	£201,707.43
2021/22	£941,408.68	£47,070.48	£141,211.29	£753,126.91
Total	£3,379,787.94	£168,988.93	£506,968.34	£2,703,830.67

Graph 2: Total CIL receipts by financial year



During the 2021-2022 monitoring year £79,131.56 was allocated and disseminated to other parties. A breakdown of recipients of the disseminated money is included in the [Infrastructure Funding Statement](#).

3.4 - Statement of Community Involvement (SCI)

Sandwell's Statement of Community Involvement (SCI) was adopted in September 2020 to take account of temporary legislation brought into force in response to the Covid-19 pandemic. An updated SCI is being prepared and is expected to be adopted later in 2022.

Consultation on the draft Black Country Plan and draft Sustainability Appraisal Report took place August to October 2021. The consultation exercise was undertaken in accordance with the requirements of the adopted SCI.

The Council continues to meet and exceed its statutory requirements for all consultation/publicity of planning applications. Applications in receipt of three or more responses from residents that are contrary to the officer recommendation are reported to Planning Committee.

The Council seeks constant improvement to adapt and develop processes following comments from residents and Councillors to ensure that the process continues to be open, transparent and less confusing.

- Planning committee meetings are available to live stream through <https://civico.net/sandwell>
- The audio-visual system has been upgraded within the Council Chamber incorporating TV monitors to ensure that members of the public are more engaged in the Committee procedures.
- Planning Officers continue to assist members of the public during the Committee Meetings and additional staffing at meetings has been provided: this is often extended if circumstances dictate e.g. large agendas or meetings with contentious applications for determination.
- Improvements continue to be made to the Council's web site to improve access for viewing planning applications online, making comments and access information regarding general planning enquiries.
- Many applications (major and minor) now indicate that Applicants have carried out pre-application consultation with the community following the advice set out in the Statement of Community Involvement.
- A Planning Committee site visit protocol has been agreed and adopted to standardise discussion with applicants and objectors: Planning Committee often visit application sites on contentious submissions.
- Planning Officer's make home visits to disabled or the frail elderly to discuss submissions if required.
- Regular training to Planning Committee members takes place on a variety of planning topics, including new legislation and Committee protocols.
- There is always a planning solicitor in attendance at Planning Committee meeting for advice and guidance on any procedural or legal matters.

3.5 – Pre-application Advice and Determination of Planning Applications

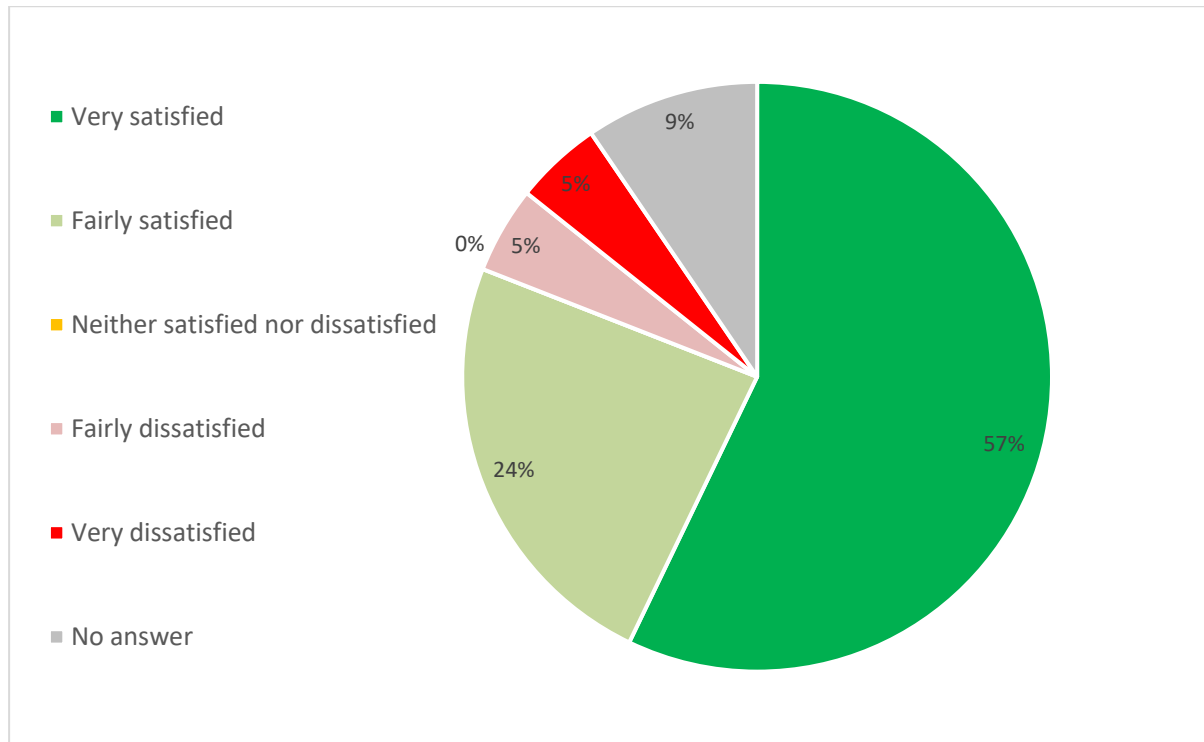
The Council introduced charges for pre-application advice in September 2019. The service is well used, and many developers and households make use of the service prior to submitting a planning application.

The Local Planning Authority continues to determine applications for planning permission in a timely manner, despite the disruption to working arrangements caused by the Covid-19 pandemic. The majority of applicants that responded to the satisfaction survey are very satisfied with the service provided by the Council.

Table 7: Performance against statutory planning application determination timescales 2021-22

Application type	Total number determined	Statutory determination timescale	Number determined within statutory timescales	Performance
Major	53	13 weeks	48	90.6%
Minor	270	8 weeks	224	83.0%
Other	901	8 weeks	816	90.6%

Graph 3: Results of the planning application determination service satisfaction survey



4.0 - Spatial Strategy and Delivery

Objective

- Focussed investment and development in comparison shopping, office employment, leisure, tourism, and culture within the four Strategic Centres: Brierley Hill, Walsall, West Bromwich and Wolverhampton to retain and increase their share of economic activity and meet the increasing aspirations of their catchment areas.
- Model sustainable communities on redundant employment land in the Regeneration Corridors, that make the most of opportunities such as public transport and canal networks, are well served by residential services and green infrastructure, have good walking, cycling and public transport links to retained employment areas and centres, are set in a high quality natural and built environment and are well integrated with surrounding areas.
- A high quality environment fit for the future, and a strong Urban Park focussed on beacons, corridors and communities; respecting, protecting and enhancing the unique biodiversity and geodiversity of the Black Country and making the most of its assets whilst valuing its local character and industrial legacy.
- A first-class transport network providing rapid convenient and sustainable links between the Strategic Centres, existing and new communities, and employment sites. To include an enhanced, integrated public transport system, an improved highway network including walking and cycling routes with strong links to the green infrastructure network. Improvements to the national M5 and M6 motorways network and freight railway network will help deliver better connectivity to Regional and National networks.

Key Development Plan Policies: BCCS DEL1 & 2

The regeneration of the Black Country is expected to be focussed on the Strategic Centres and Regeneration Corridors up to 2026. This is set out in the Core Spatial policies within the Core Strategy which set the context for the theme based policies in the Plan.

4.1 - Regeneration Strategy and Project Pipeline 2022-2027

The council has published a £1.8 billion Regeneration Strategy for 2022-2027 and Project Pipeline which includes details of public and private sector developments being delivered in the borough. The projects on the Pipeline are at various stages of progression, including concept stage, planning permission secured and in-construction.

[The Regeneration Pipeline can be viewed on the Regenerating Sandwell website.](#)

LOI HOU1 – Net housing completions for each Regeneration Corridor and Strategic Centre, and for free-standing employment sites and sites outside the Growth Network	
LOI DEL2b - Employment Land Completions by LA (ha)	
LOI DEL 2c – Loss of Employment Land by LA area (ha) by type	

5.0 - Creating Sustainable Communities

Objective

The provision of housing that is accessible and meets the needs of the Borough's residents is essential to enable people to make real choices about their homes. The objective of housing policy at both sub regional and local levels is to meet the housing requirements of the whole community by providing land for a sufficient quantity of new homes to be built, and by ensuring greater choice of housing, including affordable housing.

Key Development Plan Policies: BCCS Policies HOU 1-5, SAD DPD Policies H1 – 4; Planning Obligations SPD.

5.1 – Housing Delivery and Trajectory

The table below sets out the number of housing completions in Sandwell between 2006 and 2022 compared to the Black Country Core Strategy Indicative Phased Plan Target and an Annualised Target. Housing completions last met and exceeded the Indicative Phased Plan Target in 2014/15. The number of housing completions in the 2021/22 monitoring year is 277 units below the Indicative Phased Plan Target.

Table 8: Housing delivery

Year	Sandwell Gross Completions	Sandwell Demolitions and losses of residential units	Sandwell Net Completions	Black Country Core Strategy Indicative Phased Plan Target (2011)	Annualised Target
2006/2007	1514	352	1162	742	1074
2007/2008	1401	265	1136	742	1074
2008/2009	676	226	450	742	1074
2009/2010	596	91	505	742	1074
2010/2011	662	113	549	742	1074
2011/2012	771	172	599	742	1074
2012/2013	736	24	712	742	1074
2013/2014	564	28	536	742	1074
2014/2015	970	9	961	742	1074
2015/2016	575	14	561	742	1074
2016/2017	917	16	901	938	1074
2017/2018	692	16	676	938	1074
2018/2019	822	28	794	938	1074
2019/2020	501	0	501	938	1074
2020/2021	660	6	654	938	1074
2021/2022	661	0	661	938	1074
Total	12,718	1360	10,759	13,048	17,184
Shortfall	-	-	-	2,829	6,425

The table below sets out the actual and projected completions for the whole of the plan period. It calculates the actual and projected cumulative shortfall for each monitoring year against the Black Country Core Strategy Indicative Phased Plan Target.

The total cumulative shortfall for the whole plan period is expected to be 7894 homes.

Table 9: Housing requirement, completions and resultant shortfall

Year	Number of Years Left in Plan	Past Net Completions	Projected Net Completions	Cumulative Completions (Past and Projected)	Black Country Core Strategy Indicative Phased Plan Target (2011)	Cumulative Requirement	Cumulative Shortfall
2006/7	20	1162	-	1162	742	742	-420
2007/8	19	1136	-	2298	742	1484	-814
2008/9	18	450	-	2748	742	2226	-522
2009/10	17	505	-	3253	742	2968	-285
2010/11	16	549	-	3802	742	3710	-92
2011/12	15	599	-	4401	742	4452	51
2012/13	14	712	-	5113	742	5194	81
2013/14	13	536	-	5649	742	5936	287
2014/15	12	961	-	6610	742	6678	68
2015/16	11	558	-	7168	742	7420	252
2016/17	10	901	-	8069	938	8358	289
2017/18	9	676	-	8745	938	9296	551
2018/19	8	794	-	9539	938	10234	695
2019/20	7	501	-	10040	938	11172	1132
2020/21	6	654	-	10694	938	12110	1416
2021/22	5	661	-	11355	1876	13986	2631
2022/23	4	-	295	11650	1876	15862	4212
2023/24	3	-	488	12138	1876	17738	5600
2024/25	2	-	797	12935	1876	19614	6679
2025/26	1	-	661	13596	1876	21490	7894

Government first published Housing Delivery Test results in 2018. The results set out the annual delivery of new housing for each local authority against its housing requirement¹⁰.




Sandwell has delivered less than the total number of required homes for each year in which the Housing Delivery Test results have been published.

[The Council has prepared a Housing Delivery Test Action Plan which can be viewed on the Council's website.](#)

¹⁰The housing requirement for Sandwell is not the same as Indicative Phased Plan Target set out in the Black Country Core Strategy. It is based on the minimum annual local housing need figure calculated using the Government's standard method formula.

Table 10: Sandwell Housing Delivery Test Results

Year	Number of homes required / per year			Total number of homes required	Number of homes delivered per year			Total number of homes delivered	Housing Delivery Test: % Measurement	Housing Delivery Test: 2019 consequence
2018	838	1346	1325	3509	562	883	692	2137	61%	Action plan; 20% buffer;
2019	1346	1325	1447	4118	883	692	848	2423	59%	Action plan; 20% buffer; Presumption in favour
2020	1325	1447	1351	4123	692	848	467	2007	49%	Action plan; 20% buffer; Presumption in favour
2021	1447	1351	991	3789	848	467	654	1969	52%	Action plan; 20% buffer; Presumption in favour

LOI H1 – Net housing completions	
COI HOU1a – Housing Trajectory Indicators	
COU HOU1b – New Housing (gross) built on previously developed land (PDL)	
COI HOU1: Housing Trajectory Indicators	

5.2 – Housing Land Supply

The Council is required to produce a Strategic Housing Land Availability Assessment (SHLAA) in line with the National Planning Policy Framework (NPPF). The most recent SHLAA was published in September 2023 and provides a snapshot of the land availability position as at April 2022. [Click here to view the most recent SHLAA.](#)

The SHLAA estimates the supply of sites for 2022-2041 which is the proposed plan period for the new Sandwell Local Plan. Please note that the remainder of this AMR has been prepared in the context of the preparation of the since demised Black Country Plan. Please see section 3.1 for further details.

Table 11: Housing Capacity 2022-2041

Source of supply (includes discounts where applicable)	2022-2041
Identified sites in SHLAA	6881
Small Windfall	1868
Potential sources of supply estimates	
Density uplift	62
Potential new housing allocations in WB and other regeneration areas	1656
SC Surplus floorspace	16
Surplus floorspace Tier 2 and 3 centres	203
Total potential supply	10,686

Five year supply position at April 2022

The 5-year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing. As the Black Country Core Strategy is over 5 years old Sandwell's Local Housing Need figure is calculated using the Government's standard methodology.

The Local Housing Need figure is calculated within the SHLAA. The annual requirement is 1515 homes per annum which equates to 7,575 units for the 5-year period 2022-2027. Including a 20% buffer, as required by the Housing Delivery Test, the five-year supply of deliverable sites required to meet local housing need would therefore be 9,090 net homes.

The SHLAA explains that 2,850 homes (without discounts) are deliverable. This means that Sandwell cannot demonstrate a five year supply of housing land.

Table 12: Sandwell Five Year Housing Land Supply

5-year supply range	LHN	20% Buffer applied as per Housing Delivery Test	Capacity Available (without discounts)
2022 - 2027	7575	9090	2850

SL1: Supply of Ready to Develop Housing Sites



5.3 - Affordable Housing

Table 13 shows the number of affordable homes that have been completed in the borough. This includes homes that have been completed by registered providers and homes delivered through the Council Build programme. The figures do not include for existing homes that may have been acquired by registered providers and converted into affordable homes.

Table 13: Affordable Housing

Year	New Affordable Housing	Target (15% of total gross housing completions)
2006-7	222	196
2007-8	195	196
2008-9	187	196
2009-10	292	196
2010-11	286	196
2011-12	394	196
2012-13	323	196
2013-14	330	196
2014-15	258	196
2015-16	329	196
2016-17	29	196
2017-18	117	196
2018-19	93	196
2019-20	107	196
2020-21	162	196
2021-22	250	196
Total	3574	3136

The Core Strategy indicates that the minimum target for the Black Country is to deliver 11, 000 new affordable dwellings between 2006-2026. For Sandwell this equates to a target of 3933 affordable dwellings (15% of gross completions). The BCCS sets a target for the Black Country which equates to an average of 196 affordable homes per year for Sandwell.

Between 2016-17 and 2020-21 the affordable homes completion target has not been met. However, during the 2021-22 monitoring year the number of affordable homes completed has increased and has surpassed the Core Strategy target.

The cumulative total of affordable homes completed since 2006-7 exceeds the cumulative Core Strategy target.

Graph 4: completed affordable dwellings



COI HOU3 – Gross affordable housing completions



5.3 – Gypsy, Traveller and Travelling Showpeople Pitches

As at October 2021 there were 16 Gypsy and Traveller pitches in Sandwell¹¹. All 16 pitches are located on a local authority site at Brierley Lane in Tipton and were created during 2012/13. The Regulation 18 version of the Black Country Plan allocates land for ten additional Gypsy and Traveller pitches adjacent to the existing site at Brierley Lane.

Table 14: Number of Gypsy and Traveller sites in the Black Country as at October 2021⁹.

	Local authority (no.)	Private (no.)	Temporary (no.)	Total (no.)
Dudley	22	16	0	38
Sandwell	16	0	0	16
Walsall	16	20	4	40
Wolverhampton	40	2	0	42
Total	94	38	4	136

There are five Travelling Showpeople yards within the borough, accommodating 18 plots. No supply has been identified for new Travelling Showpeople yards and plots within the borough.

COI HOU4 – Net additional pitches (permanent residential pitches, transit pitches and plots for travelling show people) provided up to 2018



¹¹ Black Country Gypsy and Traveller Accommodation Assessment (April 2022), available here: <https://www.sandwell.gov.uk/planning/sandwell-local-plan>

5.4 – Education and Healthcare

There is a general trend that the number of primary and secondary school places are increasing in the borough, despite a decrease in the capacity of education facilities from the previous monitoring year¹².

Table 15 – Primary and Secondary School capacity in Sandwell

Year	Number of schools	School Places	Additional capacity	Pupils on roll
2011-12	76	37,160	-	34,199
2012-13	76	37,425	265	34,433
2013-14	75	37,408	-17	34,895
2014-15	74	37,504	96	35,022
2015-16	74	38,667	1,163	35,337
2016-17	75	38,840	173	35,911
2017-18	75	38,975	135	36,189
2018-19	74	39,338	363	36,458
2019-20	No data	No data	-	No data
2020-21	74	39,714	376	37,267
2021-22	74	39,494	-220	37,557

Planning permission was granted for a new health centre at Kings Street in Wednesbury in May 2019 (application reference DC/18/62165). Construction has started and the health centre is due to be complete in 2023.

The new Midland Metropolitan University Hospital in Smethwick is under construction and due to open to patients in 2024.

LOI HOU5 - Loss or gain of Education and Health Care capacity during the plan period



¹² <https://explore-education-statistics.service.gov.uk/find-statistics/school-capacity>

6.0 - The Economy, Employment and Centres

Objective

The objective of the economy and employment policy at both sub-regional and local levels is to have a sub-regional economy which provides high quality employment land in the best locations to attract new investment, while also recognising the value of local employment land. This will result in sustained economic growth and an increase in the choice of jobs available.

Key Development Plan Policies: BCCS EMP 1 -6; SAD DPD 1-4





6.1 – Employment Land Completions

There continues to be a steady delivery of new employment land completions. During the monitoring year 1.67ha of additional high quality employment land was created and 4.14ha was recycled. 3.71ha of local quality employment land was recycled.

Table 16: Employment Completions in Employment Areas

Year	Hectares and Quality of Development						Jobs	Floorspace	
	High Quality			Local Quality				Gross	Net
	Additions to Emp Land	Recycling of Emp Land	Other	Additions to Emp Land	Recycling of Emp Land	Other			
2009/2010	0	0	0	0	1.61	0	20	2083	1719
2010/2011	0	0	0	0	2.54	0.09	6	6273	5890
2011/2012	0	0.51	0.25	0	0.94	3.95	85	32833	32833
2012/2013	0	2.52	0.32	0	0.83	4.54	115	33994	33994
2013/2014	0	3.41	0	0	8.8	0.38	0	36514	36514
2014/2015	0	0.59	0	0	2.68	0	0	10156	10156
2015/2016	0	2.61	0	0	3.63	0	0	5807	5807
2016/2017	9.76	2.25	0	0	7.43	0	0	47867	47867
2017/2018	0	0.81	0	0	7.36	0	613	25423	25229
2018/2019	10.8	0.8	0	0	3.52	0	944	18876	18876
2019/2020	14.36	0	0	0	3.29	0	1049	18853	18853
2020/2021	2.57	4.14	0	1.5	11	0	68	27791	27791
2021/2022	1.67	4.14	0	0	3.71	0	92	11601	10798
Total to Date	39.16	21.78	0.57		57.34	8.96	2992	278071	276327

During the monitoring period 100% of the new employment related development took place on previously developed brownfield land.


LOI EMP1a - Employment land completions by Local Authority (ha)	
LOI EMP1b - Loss of employment land by LA area (ha)	
LOI EMP2a - Employment land completions by LA by High Quality (HQ) and Potential High Quality (PHQ) Employment Area as defined in Policy EMP2 and broad locations shown in Appendix 3 (ha)	
LOI EMP2b - Additions made to High Quality Employment Land (HQ) stock as defined in Policy EMP2 through improvement programmes	
LOI EMP2c - Loss of employment land by LA area (ha) by High Quality (HQ) and Potential High Quality (PHQ) Employment Area as defined in Policy EMP2 and broad locations shown in Appendix 3 (ha)	
LOI EMP3a - Employment land completions by LA by Local Quality (LEL) Employment Area as defined in Policy EMP3 and broad locations in Appendix 3(ha)	
LOI EMP3b - Loss of employment land by LA area (ha) by Local Quality (LEL) as defined in Policy EMP3 and broad locations in Appendix 3 (ha)	
SL2 – Total amount of employment floor space on previously developed land – by type	
LOI EMP4 – Readily available employment land	
LOI EMP4 Number of applications complying with policy regarding relationship between industry and sensitive uses.	

6.2 – Social Value

During the 2021/22 monitoring year there were 21 planning permissions that delivered Social Value outputs and/or were subject to a condition requiring the submission of an Employment Skills Plan to the local planning authority.

This resulted in 92 apprenticeship roles / paid trainees, 42 temporary jobs on contract and 1 permanent job.

Social Value outputs were noticeably high during the monitoring year due to do the scale of construction work at the Sandwell Aquatics Centre and Midland Metropolitan University Hospital.

LOI EMP5 – Proportion of major planning permissions making provision for targeted recruitment or training through S106 Agreements	
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6.3 – Visitor and Cultural Facilities

The Sandwell Aquatics Centre is under construction on Londonderry Lane in Smethwick. The Aquatics Centre is being built for the Birmingham 2022 Commonwealth Games and will host the swimming and diving events at the Games.

The new venue will have capacity for around 5,000 spectators and will be refurbished following the Games and opened to the public as a swimming and

leisure centre. The Aquatics Centre will be a new sub-regionally significant visitor and sport facility within the borough.

No sub-regionally significant visitor and cultural facilities have been lost during the monitoring year.

LOI EMP6 – Loss of sub-regionally significant visitor and cultural facilities



7.0 – Centres and Town Centre Uses

Objective

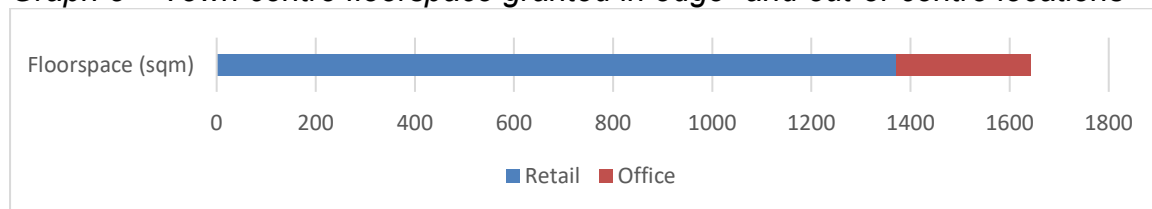
The maintenance and enhancement of a network of vibrant and attractive town, district and local centres across the Black County, to offer an appropriate choice of facilities. The centres will be the focus for retail, leisure, commercial and civic uses and will continue to have a vital role in the economy of the Black County. The historic character of these centres will be protected and enhanced through sensitive development of local facilities, housing led development and environmental improvements to create safe, attractive streets and spaces.

Key Development Plan Policies: BCCS CEN 1-7; SAD DPD CEN 1; DM9; Hot Food Takeaway SPD

7.1 – Town Centre Uses

During the monitoring period ten planning applications for a combined total of 1643 square metres of town centre use floorspace were granted planning consent in edge-of-centre or out-of-centre locations. The largest proposal was for the change of use of a community centre to a supermarket (526sqm) in an edge-of-centre location at 1-7 Corbett Street, Smethwick (application reference DC/20/64748).

Graph 5 – Town centre floorspace granted in edge- and out-of-centre locations



All out-of-centre retail proposals of 200 square metres or less either benefited from permitted development rights or were granted planning consent in accordance with Core Strategy policy CEN6. All edge-of-centre or out-of-centre proposals that did not benefit from permitted development rights or were granted in accordance with policy CEN6 demonstrated that the sequential test had been satisfied in accordance with policy CEN7.

LOI CEN1, 3-5 - Amount of floor space for town centre uses completed and amount permitted within an appropriate centre, as a proportion of all completions and planning permissions for such uses and in accordance with policies CEN3, CEN4 and CEN5	
LOI CEN6 - Number of developments of up to 200 square metres gross floor space for town centre uses permitted outside of centres that meet the requirements of Policy CEN6, as a proportion of all such permissions	😊
LOI CEN7 - Number and floor space of new developments for town centre uses permitted outside of strategic, town, district or local centres that do not accord with Policy CEN7 requirements	😊

7.2 – Hot Food Takeaways

During the monitoring year there was one application submitted for a hot food takeaway that contravened policy. This was a retrospective application for a hot food takeaway unit within a retail centre that had already exceeded the limit.

One application for a hot food takeaway was refused on policy grounds, and another application was withdrawn. Although the policy appears to be working overall, it has not been implemented correctly in each case and this needs to be addressed in future monitoring years.

Table 17: Hot Food Takeaways

DM9 Number of appropriate applications complying with policy regarding Hot Food Takeaways	11
SL3 Number of planning applications received for Hot Food Takeaway uses	12
SL4 Number of Hot Food Takeaway applications implemented in monitoring year.	No data
SL5 Number of new Hot Food Takeaway developments permitted and refused within 400 metres of a secondary school or college	0
SL6 Number of Hot Food Takeaway developments permitted and refused in centres	9 Granted, 2 Refused, 1 withdrawn

Hot Food Takeaway SPD



8.0 - Transport and Accessibility

Objective

The provision of a first-class transport network providing rapid, convenient and sustainable links between the strategic Centres, existing and new communities, and employment sites.

Key Development Plan Policies: BCCS TRAN 1-5; CEN 8; SAD DPD TRAN 1-3

8.1 - Safeguarded Land

Sandwell's Site Allocation and Delivery DPD and West Bromwich AAP were adopted in December 2012. Both documents identify and safeguard land to meet transport requirements.

LOI TRAN1 - % of Development Plan Documents identifying and safeguarding land to meet transport requirements



8.2 - Planning Obligations

Section 278 Agreements (s278) under the Highways Act 1980 are legally binding agreement between the Local Highway Authority (Sandwell Council) and the developer to ensure delivery of necessary highway works as a result of new development.

The following table sets out the works carried in the borough under s278 agreements in the 2021/22 monitoring year.

Table 18: S278 Projects – Based on Agreements completed in 2021/22 Monitoring Period

Development Site	Agreement Date	Scheme Value
Fountain Lane, Oldbury	26/10/2021	£107,000
Reservoir Road, Blackheath	01/02/2022	£37,000
Church Hill Road, Smethwick	19/01/2022	£33,000

LOI TRAN2 - Appropriate provision or contribution towards transport works and Travel Plans measures by all relevant permissions based on best practice. Targets and measures contained in travel plans and agreements will be monitored and reviewed.



8.3 - Railway Corridors

The Midland Metro Extension from Wednesbury to Brierley Hill is under construction along the former Walsall to Dudley railway line. The Metro Extension is expected to become operational in 2024 and will reinstate rapid public transport services along the former railway corridor.

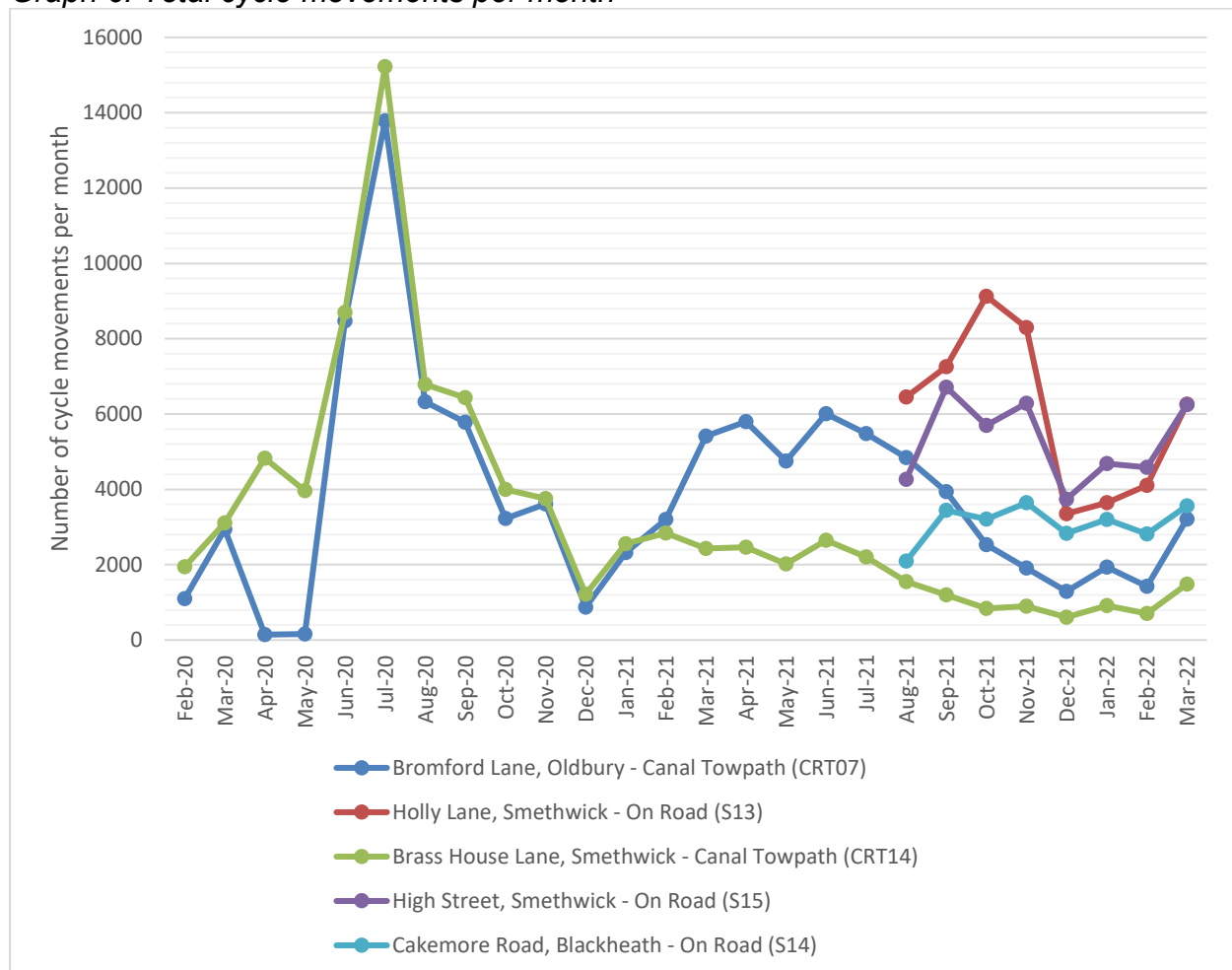
No existing and disused railway lines or sites with existing or potential rail access have been lost to inappropriate development during the monitoring period.

LOI TRAN3a - The safeguarding of key existing and disused railway lines identified on the Transport Key Diagram	😊
LOI TRAN3b - Protection of sites with existing or potential rail access identified in TRAN3	😊

8.4 - Cycling

There are five cycle monitoring points in the borough. Graph 6 shows the total number of cycle movements each month at each of the monitoring points. It is unclear whether a trend has developed yet as there was a considerable increase in the number of movements in the summer of 2020 following the easing of lockdown restrictions associated with the Covid-19 pandemic.

Graph 6: Total cycle movements per month



LOI TRAN4a - Increase in cycle use of monitored routes	😊
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The Council continues to expand the cycle network across the borough. During the 2021/22 monitoring year 0.26km cycle route was delivered at Europa Avenue in West

Bromwich (forming part of the National Cycle Route 5) and 0.57km of cycle route was delivered at A4100 Blackheath Ringway.

[The Council has published a website which includes an interactive map of cycle routes within the borough.](#)

LOI TRAN4b – Implementation of proposed local cycle network identified in the cycle network diagram



8.5 - Car Parking in West Bromwich

The number of long-stay parking spaces in West Bromwich Strategic Centre has remained stable for several years. There was slightly less long-stay parking in 2022 compared to the 2006 baseline. However, the following needs to be noted:

- The general trend between 2006 and 2013 was a decrease in the amount of parking.
- The New Square development opened in 2013 which contained 1911 privately-owned and managed public parking spaces. Other than a small number of staff spaces, these were originally short-stay (4-hour limit) spaces. This explains the minor increase in 2014.
- The Queens Square long-stay multi-story car park on Bull Street closed in 2017. In response the management of New Square changed the status of one of its car parks to long-stay resulting in the increase recorded between 2017 and 2018.
- Long-stay usage declined significantly in 2020/21 as a result of homeworking during the coronavirus pandemic.

Table 19: Number of long stay parking spaces in West Bromwich Strategic Centre

Year	Number of spaces
2006	1914
2012	1640
2013	1350
2014	1411
2015	1411
2016	1411
2017	1411
2018	1809
2019	1809
2020	1809
2021	1809
2022	1809

No new publicly owned long-stay parking spaces have been created in West Bromwich during the monitoring year.

LOI TRAN5a - Number of publicly available long stay parking places in strategic centres



LOI TRAN5b - All new publicly owned long stay parking spaces in Strategic Centres to be located in peripheral locations



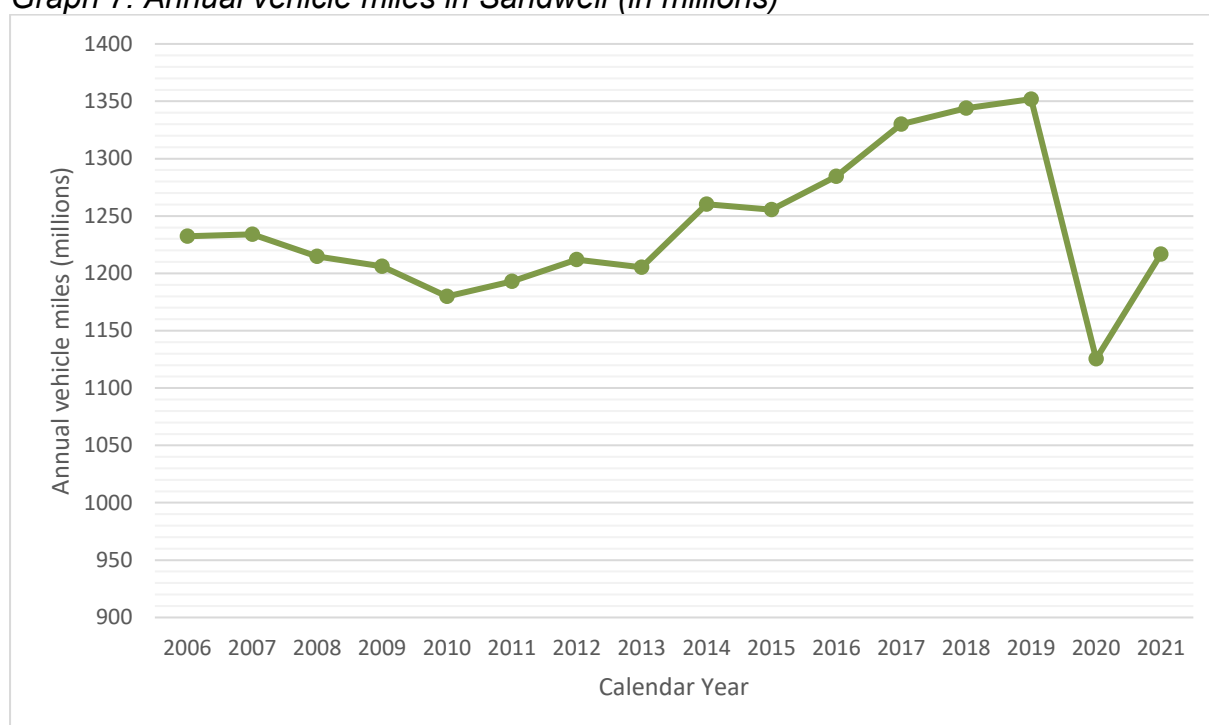
8.6 – Public Rights of Way

There are just over 46km of Public Rights of Way (PRoW) recorded on Definitive Maps for the Borough. The Council does not have a PRoW Definitive Map for West Bromwich and is intending to prepare one under legislation set out at section 53(2) of the Wildlife and Countryside Act 1981.

8.7 – Traffic

Graph 7 shows the total number of vehicle miles travelled in Sandwell each year for all motor vehicle types. The number of vehicle miles fell sharply in 2020 due to the travel restrictions that were imposed to curb the spread of the Covid-19 pandemic. Vehicle miles increased in 2021 but remained well below the peak of 1.35 billion vehicle miles in 2019.

Graph 7: Annual vehicle miles in Sandwell (in millions)¹³



SLOI TRAN 1- Number of applications complying with policy regarding Hackney Carriages / Private Hire Vehicles	
SLOI TRAN 2- Number of applications complying with policy	
SLOI TRAN 3 – Percentage of non-residential development complying with the Council’s car parking standards by type	
SLOI DM4 – Number of applications complying with policy	

¹³ <https://roadtraffic.dft.gov.uk/local-authorities/190>

9.0 - Environmental Infrastructure

Objective

The provision of a high-quality environment fit for the future; respecting, protecting and enhancing the unique biodiversity and geodiversity of the Black Country and making the most of its assets whilst valuing its local character and industrial legacy.

Key Development Plan Policies: BCCS Policies ENV 1-8; SAD DPD Policies HE 1 – 5; EOS 1 - 10

The Core Strategy seeks to improve the attractiveness of the area for people to live, work, study and visit whilst at the same time improving the physical and natural sustainability of the conurbation in the face of climate change.

9.1 - Environment and Open Space

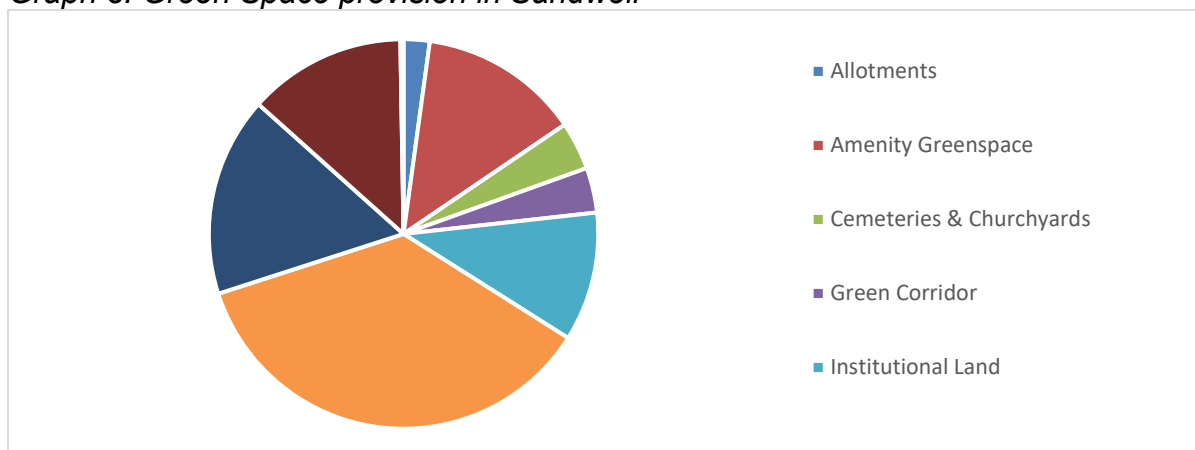
There are 323 green spaces in Sandwell which make up nearly 1200 hectares that have unrestricted access. This represents 14% of the total land area of the borough, and 59% of all green spaces. This means that Sandwell has an average of 3.63ha of unrestricted green space per 1000 population. This represents an increase on the 2007 baseline of 3.42ha per 1000 population but is still below the Core Strategy target of 3.90ha per 1000 population by 2026.

Table 20: Green Space provision in Sandwell¹⁴

Level 1 Typology	Number	Area (Ha)	% of Total (Area)
Allotments	34	43.72	6.3
Amenity Greenspace	211	269.33	38.9
Cemeteries & Churchyards	21	80.60	3.9
Green Corridor	22	75.36	4.1
Institutional Land	90	216.67	16.6
Natural & Semi-Natural Greenspace	75	727.83	13.8
Outdoor Sports Facilities	48	334.61	8.8
Parks & Gardens	32	264.89	5.9
Provision for Children & Young People	10	5.30	1.8
Total	543	2018.31	100.0

¹⁴ Green Spaces Strategy 2022, available at URL: <https://www.sandwell.gov.uk/parks-green-spaces/green-spaces>

Graph 8: Green Space provision in Sandwell



LOI ENV6a – Hectares accessible open space per 1000 population	☺
SLOI EOS7 – Number of applications complying with policy regarding floodlighting, synthetic turf pitches and multi use games areas	☹
SLOI EOS8 – Number of applications complying with policy regarding water sports and recreation uses	☹

There were two applications that fell within a Site of Local importance for Nature Conservation (SLINC) during the monitoring period. The first application was a request for an Environmental Impact Assessment (EIA) screening opinion which acknowledged that mitigation measures would be necessary should development take place.

The second application was fully within a SLINC. Although the development was for the extension to an existing building, it is on green land that has not been built over and may act as a stepping stone for nature. Although the wider piece of land the development forms part of has been fenced off for a number of years, it maintains its SLINC status and an assessment should have been carried out to determine the current importance of the site. Although the development proposal would be unlikely to impact on the important aspects of the SLINC, an assessment should still have ideally been carried out.

COI ENV1 – Change in areas of biodiversity importance	☹
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The Site Allocations and Delivery DPD was adopted in December 2012. This has various open space, sport and recreation proposals for each regeneration corridor and strategic centre. New open space continues to be secured by development proposals. The policy appears to be working.

LOI ENV6b – Delivery through Local Development Documents of broad open space, sport and recreation proposals for each Regeneration Corridor and strategic Centre set out in Appendix 2 of the BCCS	☺
SLOI EOS1 – Number of Appropriate Applications Complying with Policy (regarding The Green Space Hierarchy)	☹

9.2 - Green Belt

There is approximately 823ha of Green Belt in Sandwell (comprising 9.61% of the borough). Land designated as Green Belt on the SAD policy map is located in the north east of the borough. It includes land around Dartmouth Park (West Bromwich), Sandwell Valley Country Park and the M5/M6 junction.

During the monitoring period a single application was determined for prior approval for the demolition of a building within the Green Belt. No other applications were received or decided.

Table 21: Development in the Green Belt

Planning application reference	Address	Description of development	Status as at 31/03/2022
PD/21/01957	Forge Farm, Forge Lane, West Bromwich B71 3SY	Proposed demolition of farm house and associated outbuildings.	Grant demolition consent 24/11/2021

SLOI EOS2 – Loss of Land in Green Belt



9.3 - Rowley Hills

There were no inappropriate planning consents granted in the Rowley Hills in the monitoring year. The table below provides a record of relevant planning applications as at 31 March 2022.

Table 22: Development in the Rowley Hills

Planning application reference	Address	Description of development	Status as at 31/03/2022
DC/22/66673	Land At Dudley Golf Club Oakham Road Rowley Regis	Proposed 11 No. detached houses (outline application for access, layout and scale).	Awaiting determination
DC/19/62885	Land Adjacent To Dudley Golf Club Turners Hill Rowley Regis B65 9DP	Proposed demolition of existing structures and erection of 3 x 4 bed houses.	Permission granted 26/07/2019

SLOI EOS3 – Loss of Land in Rowley Hills Strategic Open Space



9.4 - Allotments

Outline planning permission was granted to construct a new school on the site of the former Merry Hill Allotments in Black Patch, Smethwick on 21 December 2021



(planning reference DC/21/65892). The allotment was formally de-registered prior to the submission of the planning application.

SLOI EOS6- Loss of Allotments	
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9.5 - Historic Environment

Development Management

The Conservation Officer submitted representations to 36 planning applications and/or applications for listed building consent during the monitoring period. In every case, and often following a prolonged period of negotiation, a decision was made on the application that was in line with the Conservation Officer’s recommendation.

LOI ENV2 – Proportion of planning permissions granted in accordance with Conservation / Historic Environment Section or Advisor recommendations	
LOI ENV4a – Proportion of planning permissions granted in accordance with Conservation Section’s recommendations regarding Canals	

Heritage at Risk

The Grade II Listed Hall Green House on Crankhall Road in West Bromwich was demolished during the 2021-2022 monitoring year (Listed Building Consent application reference DC/19/63765).

SLOI HE1 – Number of Listed Buildings Demolished	
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There are two buildings on Historic England’s ‘Heritage at Risk Register’ in Sandwell¹⁵;

- Soho Foundry, Foundry Lane, Smethwick (Grade II* Listed Building, condition: poor); and
- The Waterloo Hotel, Shireland Road, Smethwick (Grade II* Listed Building, condition: poor).

Both buildings were designated as ‘At Risk’ prior to the monitoring period and continue to be considered ‘At Risk’.

There are also two Conservation Areas and one Scheduled Monument on Historic England’s ‘Heritage at Risk Register’ in Sandwell:

- High Street, West Bromwich (Conservation Area, condition: very bad)
- Market Place, Wednesbury (Conservation Area, condition: very bad)
- Chances Glassworks, Smethwick (Scheduled Monument, condition: generally unsatisfactory with major localised problems)

The council continues to engage with owners and interested parties to improve the condition of the heritage assets.

¹⁵ <https://historicengland.org.uk/advice/heritage-at-risk/buildings-at-risk/>

The council has partnered with Historic England to deliver a Heritage Action Zone project for Market Place within the Wednesbury town centre Conservation Area. The heritage regeneration project is due to complete in March 2024 and is supported by £3.6m funding.

Further details are available on the [Regenerating Sandwell website](#).

SLOI HE1a – No. of Grade II Listed Buildings Designated as ‘At Risk’ in accordance with English Heritage’s ‘Heritage at Risk Register’



There have been no planning permissions for inappropriate development in registered parks and gardens during the monitoring year.

SLOI HE4 – No. of Planning Permissions for Inappropriate Development in Registered Parks & Gardens



Locally Listed Buildings

The council adopted local lists for West Bromwich and Smethwick in January 2012¹⁶. Since its adoption, eleven buildings on the local list have been demolished. No buildings on the local list have been demolished during the monitoring year.

The rest of the borough does not have an adopted local list in place.

The four Black Country authorities are undertaking a joint review of all the current local lists in the region¹⁷. It is anticipated that a new local list that covers the whole of the borough will be adopted in the next monitoring period.

SLOI HE3 – No. of Locally Listed Buildings Demolished Following the Grant of Planning Permission for Redevelopment



Archaeology

No developments have been constructed before the discharge of an archaeological planning condition during the monitoring year.

SLOI HE5 – No. Of Developments That Have Been Constructed Before the Discharge of an Archaeological Planning Condition



9.6 - Urban Design

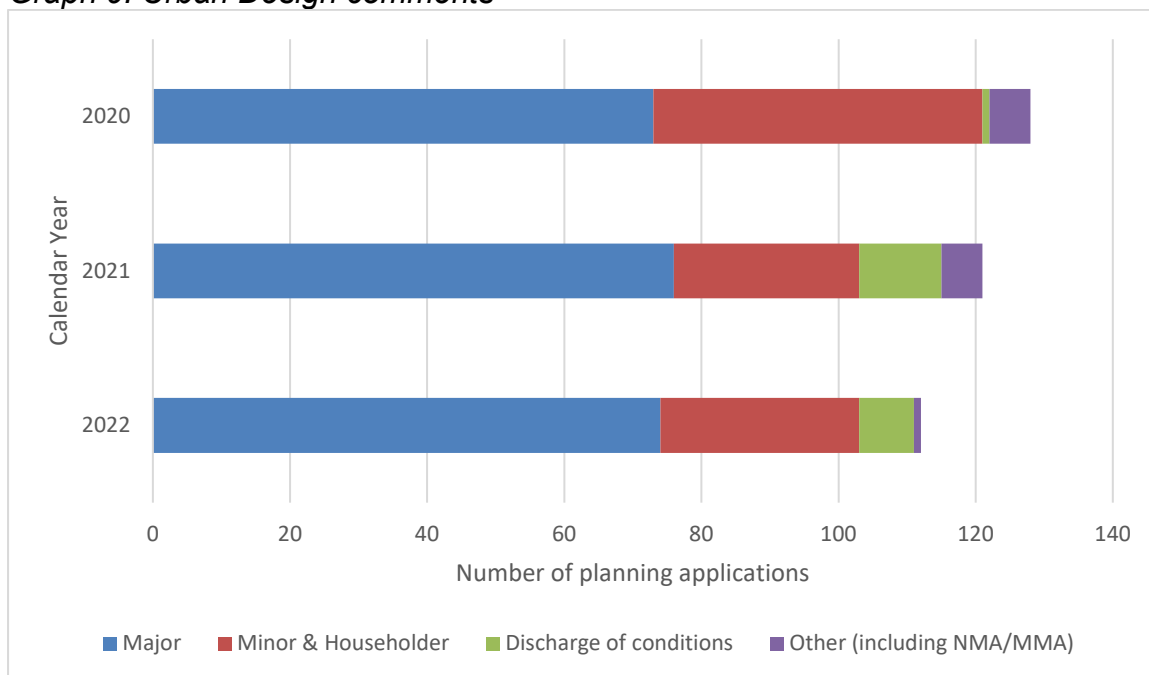
Graph 9 summarises the number of planning applications that Urban Design Officers have commented on during the past three calendar years.

¹⁶

https://www.sandwell.gov.uk/info/200275/planning_and_buildings/444/listed_buildings_and_conservation_areas

¹⁷ <https://www.blackcountrylocallist.org.uk/>

Graph 9: Urban Design comments



During the monitoring period there were three major full planning applications refused on design grounds, and one major change of use application refused on design grounds.

COI ENV3 – Housing Quality Building for Life assessment	
LOI ENV3a- Proportion of major planning permissions adequately addressing By Design and Manual for Streets guidance as appropriate	
LOI ENV3b- Proportion of major planning permissions meeting at least Code for Sustainable Homes Level 3 or BREEAM very good standard	
SAD Policy EOS9: Urban Design Principles	
SAD Policy EOS10: Design Quality and Environmental Standards	


9.7 – Water and Drainage

The Canal and River Trust (CRT) was consulted on 210 planning applications during the monitoring period¹⁸. Data is no longer collected regarding whether planning permission was granted in accordance with CRT planning related advice.

The EA has not objected to any planning applications during the monitoring period¹⁹. Therefore, there have been no planning permissions granted contrary to EA advice on flooding and water quality grounds.

¹⁸ <https://canalrivertrust.org.uk/specialist-teams/planning-and-design/planning-consultations>

¹⁹ <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

LOI ENV4b – Proportion of planning permissions granted in accordance with British Waterways planning related advice	
COI ENV5 – Number of planning permissions granted contrary to EA advice on flooding and water quality grounds	
SLOI EOS5 – Number of appropriate applications complying with policy regarding environmental infrastructure	
LOI ENV5 – Proportion of major planning permissions including appropriate SUDs (Sustainable Urban Drainage Systems)	

9.8 - Renewable Energy

Table 23 details the annual total electricity consumption²⁰, and installed capacity and generation of renewable energy sources from 2014-2021 within Sandwell²¹.


Table 23: Electricity consumption and renewable energy capacity and generation

Calendar year	Total electricity consumption (GWh)	Installed renewable energy capacity (MW)	Renewable energy generation (MWh)*
2014	1,362	8.9	10,286
2015	1,338	12.3	17,861
2016	1,268	13.7	12,442
2017	1,303	35.1	13,573
2018	1,284	35.3	18,390
2019	1,245	36.7	10,834
2020	1,173	36.8	11,332
2021	1,179	39.6	19,023

*Actual figures may be higher as generation output for some sources is not reported.

The capacity of installed renewable energy sources continues to increase year-on-year.

Almost all the renewable energy generated in the borough is from solar PVs and municipal solid waste. These sources generated 10,190MWh and 8,834MWh in 2021 respectively.

COI ENV7 – Renewable energy generation	
LOI ENV7 – Proportion of eligible developments delivering measures sufficient to off-set at least 10% of estimated residual energy demand	

9.9 - Air Quality

The whole of the borough was designated an Air Quality Management Area (AQMA) on 26 July 2005 due to likely exceedances of the Air Quality Objective for Nitrogen Dioxide of 40 micrograms per cubic metre (ug/m3)²². In 2018 Sandwell Council still had seven priority zones for air quality (down from 22 zones identified originally), as well as two hotspots.

²⁰ <https://www.gov.uk/government/statistics/regional-and-local-authority-electricity-consumption-statistics>





































²¹ <https://www.gov.uk/government/statistics/regional-renewable-statistics>

²² https://uk-air.defra.gov.uk/aqma/details?aqma_ref=169

The Council publishes an Air Quality Status Report on an annual basis and has developed an Air Quality Action Plan to help improve air quality. [Both are available to download on the Council's website.](#)

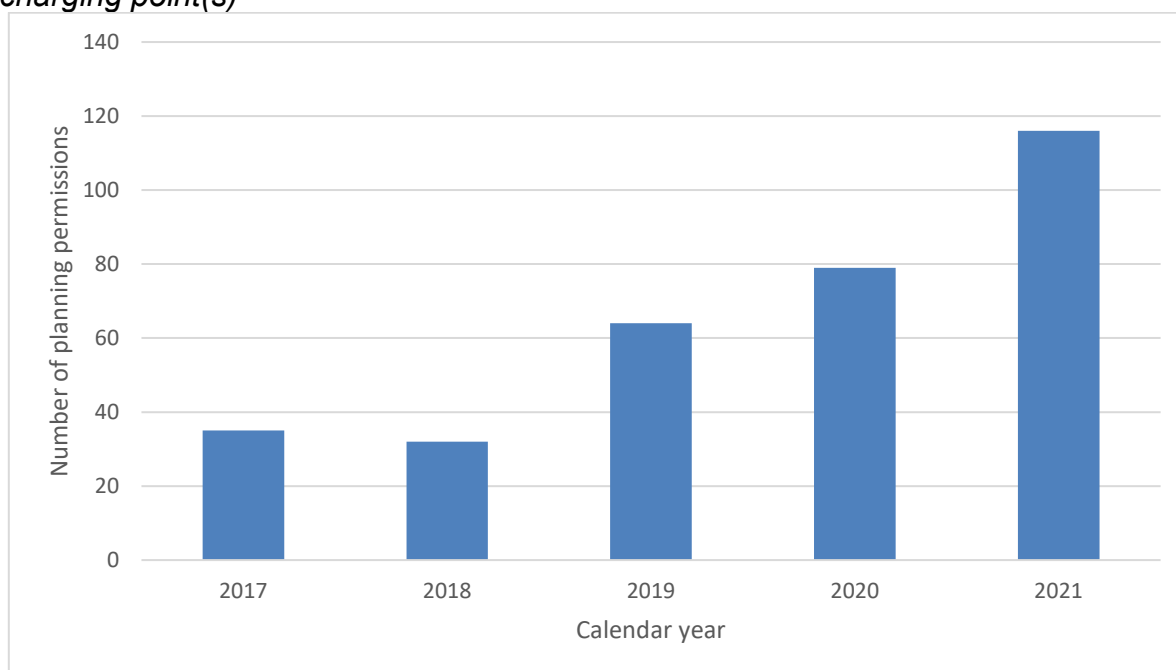
Table 24 sets out compliance with Nitrogen Dioxide (NO₂) National Objectives at the priority zones and hotspots during the period 2018-2021 as set out in the Air Quality Status Report 2022. Please note that air quality significantly improved in 2020 and 2021 due to reduced vehicular emissions during the Covid-19 pandemic.

Table 24: Compliance with Nitrogen Dioxide (NO₂) National Objectives


Zone	Description of Area	NO ₂ Compliant (calendar year)			
		2018	2019	2020	2021
1	High Street / Powke Lane, Blackheath				
2	Bearwood Road, Smethwick				
3	M5 Corridor - Blakeley Hall Road, Oldbury to Birmingham Road (A41)				
4	Newton Road / Birmingham Road (A34), Great Barr				
5	Bromford Lane (including Kelvin Way / Brandon Way), West Bromwich				
6	All Saints Way / Expressway, West Bromwich				
7	Trinity Way / Kenrick Way, West Bromwich				
Hotspot	Mallin Street, Smethwick				
Hotspot	Gorsty Hill, Blackheath				

The Council adopted the Black Country Air Quality SPD in 2016. Since the adoption of the SPD Air Quality Officers have been consulted on relevant applications for planning permission and have requested the imposition of conditions for the provision of electric vehicle charging points on an increasing number of planning permissions.

Graph 10: Number of planning permissions conditioned to provide electric vehicle charging point(s)



During the monitoring year one planning permission has been granted despite an outstanding objection from Environmental Health on air quality grounds. The permission is for the installation of a synchronous gas-powered standby generation facility on land adjacent to Junction 2 of the M5 Motorway at Birchley Island, Oldbury (permission reference DC/21/66469 granted 24 March 2022).

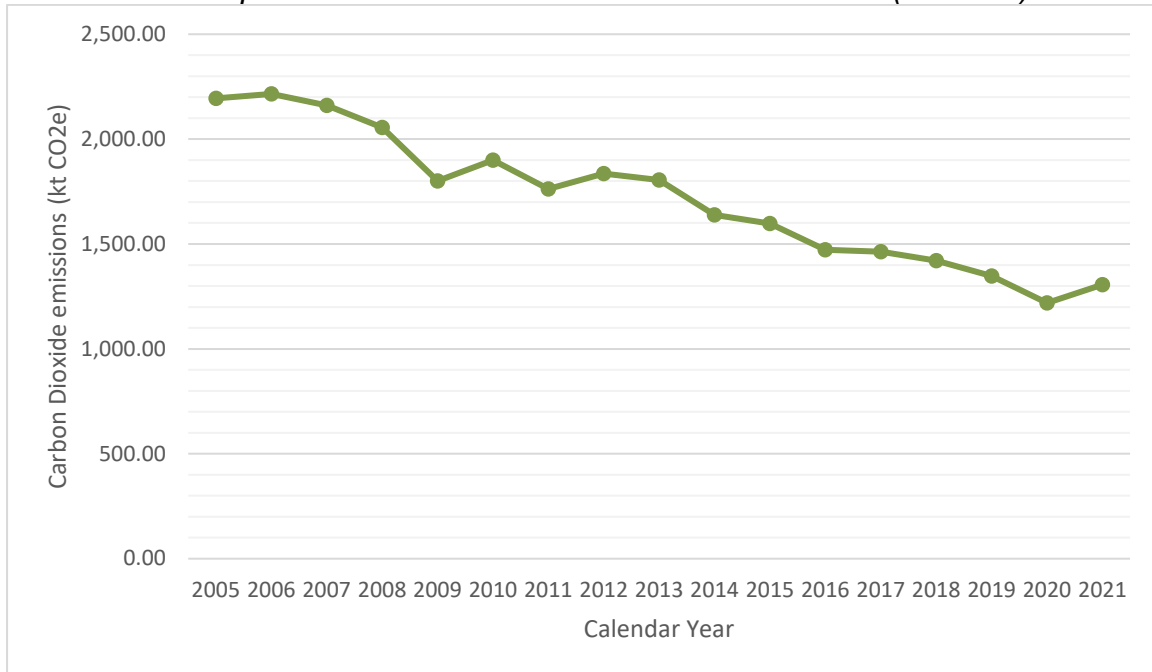
LOI ENV8 – Proportion of planning permissions granted in accordance with Air Quality / Environment Protection Section’s recommendations 

9.7 – Carbon Dioxide Emissions

Sandwell Council has declared a climate emergency with an ambition to be a carbon-neutral Council by 2030 and a carbon neutral borough by 2041. Carbon dioxide emissions data is published by BEIS annually at a local authority level²³.

²³ <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics-2005-to-2021>

Graph 11: Carbon Dioxide emissions in Sandwell (kt CO2e)



The Council has published a Climate Change Strategy and Action Plan which set out the steps that will be taken to achieve carbon neutral ambitions. [The documents are available to download on the Council's website.](#)

10.0 - Development Constraints, Telecommunications and Development Management

The SAD DPD provides a series of local policies to respond to particular issues in the Borough which are not covered by the Black Country Core Strategy.

Development Plan Policies: SAD DC1-6; TEL1-2 and DM1-10

Indicators relating to development constraints, telecommunications and development management policies have not been monitored this monitoring year due to insufficient resources.

SLOI DC 1 - Number of applications complying with policy regarding Abandoned Limestone Mines	
SLOI DC 2 - Number of applications complying with policy regarding Zones around Hazardous Installations	
SLOI DC 3 - Number of applications complying with policy regarding New Developments and Hazardous Substances	
SLOI DC 4 - Number of applications complying with policy regarding Pollution Control	
SLOI DC5 – Number of appropriate applications complying with policy regarding Land Affected by Tipped Material Generating Landfill Gas	
SLOI DC 6 - Number of appropriate applications complying with policy regarding land affected by contaminants, ground instability, mining legacy, land of unsatisfactory load bearing capacity or other constraints	
SLOI TEL1 – Number of appropriate applications complying with policy regarding Telecommunications Antenna and Masts	
SLOI TEL2 – Number of appropriate applications complying with policy regarding Telephone Kiosks	
SLOI DM1 – Number of appropriate applications complying with policy regarding Access for Disabled People	
SLOI DM2 – Number of appropriate applications complying with policy regarding Poster Panels	
SLOI DM3 – Number of appropriate applications complying with policy regarding Amusement Arcades	
SLOI DM5 – Number of appropriate applications complying with policy regarding the Borough's Gateways	
SLOI DM6 – Number of appropriate applications complying with policy regarding Community Facilities including Places of Worship and / or Religious Instruction	
SLOI DM7 – Number of appropriate applications complying with policy regarding Residential Moorings	
SLOI DM8 – Number of appropriate applications complying with policy regarding Design and Installation of Shop Front Roller Shutters	
SLOI DM10 – Number of appropriate applications complying with policy regarding Shop Front Design	

11.0 Waste

Spatial Objective

Sufficient waste recycling and waste management facilities in locations which are the most accessible and have the least environmental impact.

The Black Country will have zero waste growth and “equivalent self-sufficiency” in managing waste and will have an increased variety of waste management facilities that will enable the management of a wider range of wastes locally, move waste up the waste hierarchy and address waste as a valuable resource. Existing waste management capacity will also be protected against needless loss to other uses.

Key Development Plan Policies: BCCS Policies WM1 - 5

The total amount of Local Authority Collected Waste (LACW) increased slightly during 2021-22 compared to the previous monitoring year from 136,746 tonnes to 140,802 tonnes. The total amount is below the recorded peak in 2019-2020 of 142,166 tonnes.

There has been a decrease in landfill diversion during 2021-22 compared to the previous monitoring year. The diversion of LACW has fallen from 95.32% in 2020-21 to 89.26% in 2021-22. Nevertheless, Sandwell is still comfortably above the landfill diversion targets set out in the Core Strategy and repeated in table 25 below.

Table 25: Local Authority Collected Waste (LACW) in Sandwell MBC²⁴

Year	Waste Managed by Method (tonnes)					Total LACW Managed (tonnes)	Landfill Diversion (%)	BCCS Landfill Diversion Target
	Landfilled	Incineration with Energy from Waste	Incineration without Energy from Waste	Recycled/Composted	Other			
2011-12	-	-	-	-	-	134,534	-	74%
2012-13	-	-	-	-	-	132,156	-	74%
2013-14	-	-	-	-	-	137,824	-	74%
2014-15	6,192	75,745	0	53,984	2,557	138,479	95.44%	74%
2015-16	10,592	76,254	0	55,301	0	142,147	92.55%	80%
2016-17	5,970	79,612	0	54,604	0	140,186	95.74%	80%
2017-18	6,459	79,890	0	55,165	4	141,518	95.44%	80%
2018-19	9,369	83,564	0	48,819	-4	141,748	93.39%	80%
2019-20	6,260	88,378	0	47,525	2	142,166	95.60%	80%
2020-21	6,404	90,253	0	40,089	0	136,746	95.32%	84%
2021-22	15,108	85,534	3,065	36,958	137	140,802	89.26%	84%

LO1 WM1a - Diversion of waste from landfill
a) % Local authority collected waste (LACW) diversion



²⁴ <https://www.gov.uk/environment/waste-environment>

There is no centralised system for collecting data on Commercial and Industrial waste (C&I waste) arising and management, because there is no organisation with overall responsibility for managing this waste. Actual data on diversion of C&I waste from landfill is therefore not available at a local level.

LOI WM1a - Diversion of waste from landfill b) % commercial waste diversion	
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No new waste facilities were granted permission or implemented during the 2021-2022 monitoring year.

LOI WM1b - % of new waste capacity granted permission/implemented as specified in WM1(Tonnes per annum) by 2026.	☹️
LOI WM1c - % growth in tonnage of waste arising	☹️
SAD Policy EMP3: Design of new waste management facilities	
LOI WM2 - % protection of capacity at existing/proposed strategic waste management sites by waste planning authority	
LOI3a - % and capacity of strategic waste management infrastructure proposals in Table 17 implemented by 2026, by authority.	
LOI WM3b - % and capacity of new waste management facilities contributing towards the residual requirements in Table 18 implemented by 2026, by waste stream and by authority.	
LOI WM4 - % of new waste management facilities proposed/implemented that meet Policy WM4 locational requirements by waste planning authority.	
LOI WM5 - % of major planning applications granted to include supporting information on waste management to address WM5 requirements.	

12.0 Minerals

Spatial Objective

Safeguard and make the most sustainable use of the Black Country's mineral resources including primary, secondary and recycled materials, without compromising environmental quality. Potentially valuable mineral resources and mineral-related infrastructure will be safeguarded against needless sterilisation or loss. The Black Country will also minimise waste of mineral resources, maximise use of alternatives, and continue to produce a steady supply of minerals and mineral products to support the local economy and provide the raw materials needed to support regeneration within the growth network.

Key Development Plan Policies: Core Strategy MINI-5

In 2021/2022 no applications were determined that had to consider the prior extraction of minerals.

LOI MIN1a - % of non-mineral development proposals approved within the MSA (falling within the policy threshold) which do not needlessly sterilise mineral resources	😊
LOI MIN1b – Protection of Key Mineral Infrastructure	😊
COI MIN2b – Production of Secondary/Recycled Aggregates	

Three key Mineral Infrastructure sites are identified in Sandwell within the Core Strategy.

These sites relate to the production of secondary/recycled aggregates and are:

- Victoria Street, Smethwick – recycling of waste into aggregate
- Network Rail, Bescot Sidings, Sandy Lane, Wednesbury – Storage/processing/transfer of aggregate
- Wednesbury Asphalt Plant, Smith Road, Wednesbury – Coating Plant

Sandwell does not have any active or proposed mineral schemes in operation and no such applications have been received this year to monitor against the indicators below.

LOI MIN2 - % Permissions for non-mineral related development in Sand and Gravel areas of search	
LOI MIN2a - % of Black Country brick and tile work with maintained supply of Etruria Marl and Fireclay to 2026	
LOI MIN3b - % Permissions for non-mineral related development in Etruria Marl and Fireclay areas of search	
LOI MIN4 - % of applications for opencast coal and fireclay, coal bed methane or natural building stone which satisfy the requirements for the policy	
LOI MIN5 - % of applications for mineral related development satisfying the criteria in the policy	

Appendix 1 - Glossary

Aggregate

Granular or particulate material used (on its own or with a binding agent such as cement or bitumen) in construction as concrete, mortar, road stone, asphalt or drainage courses, or for use as constructional fill or railway ballast. The two principal types are crushed rock and sand and gravel.

Area Action Plans (AAPs)

A Development Plan Document focusing on a specific part of the Borough and providing the planning framework for areas of significant change.

Authority Monitoring Report (AMR)

Report submitted to the Government Office each December which assesses the progress of the Local Development Framework, whether targets are being met and whether policies in Local Development Documents are being achieved.

Biodiversity

The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals

Biodiversity Action Plan (BAP)

National, Regional or Local level documents identifying key habitats and species for which targeted conservation actions are assigned.

Black Country Core Strategy

Local Development Document being carried out by all four Black Country authorities setting out the vision, objectives and detailed spatial strategy for future development up to 2026 and specific strategic policies and targets.

Development Plan Documents (DPDs)

LDF documents outlining the key development goals and including the Core Strategy, site-specific allocations of land and area action plans.

Green Belt

A designated area of land around certain cities and large built up areas which aims to keep this land permanently open or largely developed.

Green Flag Award Standard

National standard for parks and green spaces in England and Wales.

Housing Trajectory

A means of showing both past and anticipated future levels of annual housing completions.

Local Development Documents (LDDs)

A series of documents within the LDF which will generally take the form of Development Plan Documents or Supplementary Planning Documents, each having a specific function and together providing a complete spatial planning strategy for the Borough.

Local Development Framework (LDF)

A portfolio of documents that provides the framework for planning in the Borough and for delivering the spatial vision.

Local Development Scheme (LDS)

Sets out the timetable for the production of Local Development Documents and the key milestones in their production.

Local indicators

Key indicators set out by the local authority in order to monitor specific local issues which are not already covered.

Planning and Compulsory Purchase Act 2004

The legislation that introduced the new planning system of Local Development Frameworks

Primary Aggregate

Produced from naturally occurring mineral deposits won from the ground and used for the first time.

Priority Habitats and Species

Habitats and species identified by the UK Biodiversity Steering Group as being at risk or suffering from a high rate of decline.

Recycled Aggregate

Mainly consists of construction and demolition waste, although can also be recycled road planings and rail ballast.

Regional Spatial Strategy (RSS)

Prepared by the Regional Planning Body and setting out the broad development strategy for the region for the next 15-20 years. The RSS forms part of the Development Plan.

Renewable Energy

Energy flows that occur naturally and repeatedly in the environment such as from wind, water flow, tides or the sun.

Secondary Aggregate

Material which originates as a waste product from other quarrying activities, or as a by-product of certain industrial processes.

Significant Effect Indicators

Locally defined indicators which are linked to the objectives and indicators in the sustainability appraisals of DPDs and SPDs.

Statement of Community Involvement (SCI)

Sets out the standard approach that the Council intends to achieve by involving stakeholders and the public in the preparation and production of all its documents.

Strategic Housing Land Availability Assessment (SHLAA)

The purpose of a SHLAA is to identify sites that have the potential for residential development and assess when these sites are likely to be developed to meet the community's need for housing.

Supplementary Planning Documents (SPDs)

Documents produced to elaborate on and to support policies set out in DPDs by providing additional guidance.

Sustainability Appraisal (SA)

An assessment that considers the social, economic and environmental implications of policies and proposals and ensure that they contribute towards sustainable development objectives.

Unitary Development Plan (UDP)

Local planning policy and proposal document adopted under the previous planning system. UDP policies can generally be saved for three years from their date of adoption, in Dudley's case October 2005.

Windfall sites

Sites which come forward for development, e.g. for housing, where no allocation was made in the UDP.