



Sandwell
Metropolitan Borough Council

**SANDWELL AUTHORITY
MONITORING REPORT
2023-2024**

Table of Contents

1.0 - Introduction.....	3
2.0 - Sandwell Profile.....	4
2.1 - Population and households.....	4
2.2 - Housing.....	4
2.3 - Ethnic group and country of birth	5
2.4 - Socio-economic profile.....	5
2.5 - Health	5
2.6 - Qualification and Skills.....	6
2.7 – Economy	6
2.8 - Employment.....	7
2.9 - Transport and Travel to Work	8
3.0 – Plan Preparation and Planning Obligations	9
3.1 - Local Development Scheme (LDS).....	9
3.2 - Duty to Co-operate.....	9
3.3 - S106 Agreements and the Community Infrastructure Levy (CIL).....	12
3.4 - Statement of Community Involvement (SCI).....	14
3.5 – Pre-application Advice and Determination of Planning Applications	15
4.0 - Spatial Strategy and Delivery	17
4.1 - Regeneration Strategy and Project Pipeline 2022-2027	17
5.0 - Creating Sustainable Communities	19
5.1 – Housing Delivery and Trajectory	19
5.2 – Housing Land Supply	22
5.3 - Affordable Housing	22
5.3 – Gypsy, Traveller and Travelling Showpeople Pitches	24
5.4 – Education and Healthcare.....	25
6.0 - The Economy, Employment and Centres.....	26
6.1 – Employment Land Completions	26
6.2 – Social Value	27
6.3 – Visitor and Cultural Facilities.....	28
7.0 – Centres and Town Centre Uses	29
7.1 – Town Centre Uses	29
7.2 – Hot Food Takeaways	31
8.0 - Transport and Accessibility.....	32
8.1 - Safeguarded Land	32

8.2 - Planning Obligations	32
8.3 - Railway Corridors.....	33
8.4 - Cycling	33
8.5 - Car Parking in West Bromwich	35
8.6 – Public Rights of Way	35
8.7 – Traffic	36
9.0 - Environmental Infrastructure	37
9.1 - Environment and Open Space	37
9.2 - Green Belt.....	38
9.3 - Rowley Hills	39
9.4 - Allotments	40
9.5 - Historic Environment.....	40
9.6 - Urban Design	42
9.7 – Water and Drainage	43
9.8 - Renewable Energy.....	43
9.9 - Air Quality	44
9.7 – Carbon Dioxide Emissions	46
10.0 - Development Constraints, Telecommunications and Development Management.....	47
11.0 Waste	48
12.0 Minerals.....	51
Appendix 1 - Glossary	53

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 2023– 31 March 2024.





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

As at 31 March 2024 the Development Plan comprises the following Development Plan Documents:

- Black Country Core Strategy (BCCS), adopted 2011
- Site Allocation and Delivery DPD (SADDPD), adopted 2012
- West Bromwich Area Action Plan (WBAAP), 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.

	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 as well as 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% population 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.

The 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 that is widespread in 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 and 83.1 years 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

There were 75,640 schoolchildren and full-time students (23.7%) in 2021 across Sandwell, higher than the England and Wales figure of 20.4%.

More than 1 in 5 (22.7%) usual Sandwell residents aged 16 years and over had Level 4 or above qualifications (for example, Higher National Certificate, Higher National Diploma, Bachelor's degree and post-graduate qualifications). This compares with 33.8% in England & Wales. Across Sandwell, apprenticeships were the highest qualification for 4.8% of people (12,760).

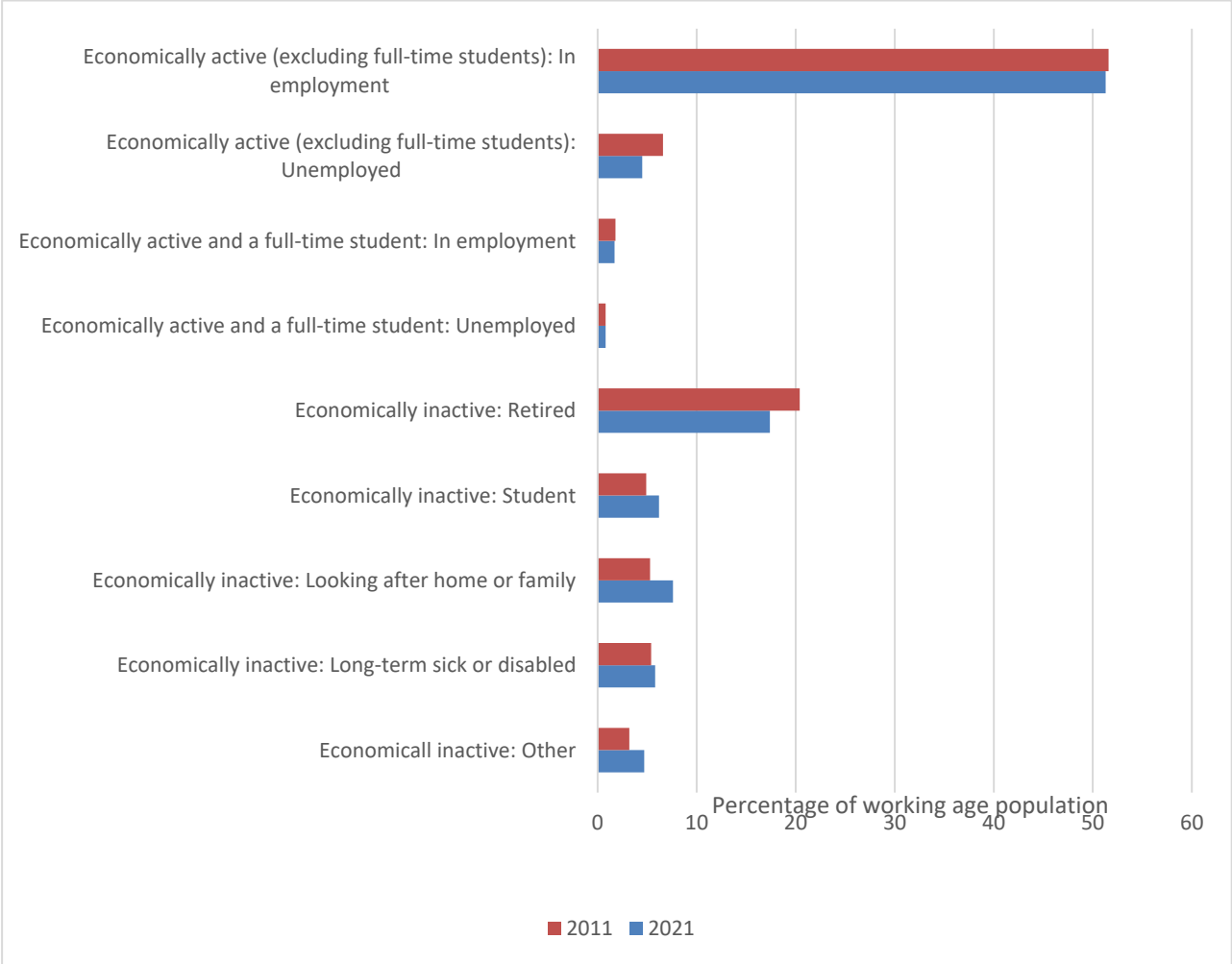
In 2021, almost 30% of Sandwell residents aged 16 and over (28.9%, 76,840) reported having no qualifications. This is much higher than the England & Wales figure of 18.2%.

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



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 pandemic⁶.

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 £6.8 billion in 2022, which represents a value of £19,750 per head⁷. While lower than both the West Midlands Metropolitan Area and the UK averages, Sandwell's productivity is the second highest in the Black Country after Wolverhampton⁸.

Business Population

Sandwell has around 11,600 active business units⁹: -

Around 13,525 new business started in Sandwell over the period 2013 to 2021. Sandwell has a business survival rate of around 37% after 5 years, compared to the UK average of 38.4%¹⁰.

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).

⁶ <https://blog.bham.ac.uk/cityredi/west-midlands-economic-impact-monitor-1-april-2022/>

⁷ <https://www.theeiu.org/reports/89/analysis-of-annual-gross-value-added-gva-and-productivity-estimates-sandwell/>

⁸ <https://www.theeiu.org/reports/87/analysis-of-annual-gross-value-added-gva-and-productivity-estimates-black-country/>

⁹ <https://www.thinksandwell.com/>

¹⁰ https://sandwellbusinessgrowth.com/wp-content/uploads/2023/11/Sandwell-Business-Growth-Plan_web.pdf

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% or 41,200 in 2011)¹¹. 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.

¹¹ <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.

In October 2022 the four Black Country authorities published a statement explaining that they had been unable to reach an agreement on the approach to planning for future development needs within the framework of the Black Country Plan and that work on the Black Country Plan would stop.

Each of the Black Country authorities will now prepare individual Development Plan Documents for their own area. Sandwell Council has begun work on the Sandwell Local Plan which will replace all the Council’s existing Development Plan Documents upon its adoption.

The latest LDS was approved by Cabinet on 17 January 2024. It sets out the following timescales for the preparation of the new Sandwell Local Plan.

Table 2: LDS 2024 – Sandwell Local Plan Preparation Timetable

PLAN PREPARATION STAGE	TIMESCALE
Issues and Options Consultation	February – March 2023
Draft Plan Public Consultation (Reg. 18)	November – December 2023
Publication Public Consultation	Summer 2024
Submission to Secretary of State and Examination in Public	Late 2024 – early 2025
Adoption	Late 2025 – early 2026

The implementation of the preparation timetable for the new Sandwell Local Plan is on track. The Issues and Options Consultation and a Call for Sites exercise took place concurrently in February – March 2023. A consultation on the draft version of the Local Plan took place in November – December 2023. Officers are reviewing the consultation responses and revisiting technical evidence and are on track to publish the Local Plan in late summer 2024.

Further information about the preparation of the Sandwell Local Plan is available on the [dedicated website](#).

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.

Work on the Black Country Plan has now stopped. However, the Black Country Authorities of Sandwell Council, Dudley Council, Walsall Council and Wolverhampton Council continue to work together on cross-boundary issues and evidence base documents on a regional level.

Table 3 below summarises the co-operation that has taken place under the duty to support the Sandwell Local Plan with neighbouring local planning authorities and other bodies. The information in the table is adapted from the Sandwell Local Plan Duty to Co-operate Statement.

Table 3: Duty to Cooperate Activity

Meeting Type	Public Body/Organisation	Meeting Dates	Topics Discussed
DtC discussions with individual LPAs	South Staffordshire Council	31/10/2022	Statement of Common Ground with other BCA and BC; whether apportionment is possible.
		05/07/2023	Letter sent to S.Staffs requesting discussion on issues.
		14/08/2023	Letter received from South Staffs
	Shropshire Council	08/08/2023	Letter sent to Shropshire requesting discussion on issues
		09/08/2023	Meeting arranged between Sandwell and Shropshire - 05/09/2023
		09/11/2023	Meeting arranged between Black Country and Shropshire to seek clarification on housing and employment contributions
	Lichfield DC	01/09/2022	Draft SoCG produced but not yet signed
		08/08/2023	Letter sent to Lichfield requesting discussion on issues.
		08/11/2023	Meeting arranged between Black Country and Lichfield to seek clarification on housing and employment contributions
	Telford Council	19/05/23, 23/05/23, 04/07/23, 08/08/23	General update of where we are with local plans. No discussion re meeting need. Sandwell to send formal letter requesting this be considered on 08/08/23.
		07/11/2023	Meeting arranged between Black Country and Telford and Wrekin to

			seek clarification on housing and employment contributions
	Black Country Planning Leads	Continue to meet every 4-6 weeks	Letter of 31/05/23 sent to BC Planning Leads asking for discussion on apportionment of any offers of housing or employment land between the BCAs.
		Draft letters agreeing to apportionment method received Sept/Oct 2023	Draft letters received from BCAs – awaiting sign-off
	Birmingham City Council	17/08/2023	Letter sent requesting discussion on issues – no response as yet
	Bromsgrove and Redditch Councils	17/08/2023	Letter sent requesting discussion on issues – no response received
	Cannock Chase DC	17/08/2023	Letter sent requesting discussion on issues – no response received
	Stratford Upon Avon	17/08/2023	Letter sent requesting discussion on issues – no response received
	Solihull MBC	17/08/2023	Letter sent requesting discussion on issues – no response received
	Tamworth Borough Council	17/08/2023	Letter sent requesting discussion on issues – no response received
	Coventry City Council	17/08/2023	Letter sent requesting discussion on issues – no response received
Regional Stakeholder Meetings	GBBCHMA Development Needs Group	Monthly meetings to discuss issues.	Regular updates on progress of individual Local Authorities Plan Status and discussions of key issues emerging from Plan reviews focusing on housing and employment land shortfalls. This work has informed the HMA position statement and Statement of Common Ground. Meetings have also discussed recommendations from the West Midlands Strategic Employment Sites Study and Regional Aggregates Assessment.
Local Authority Response to Waste DtC	Cheshire West and Chester Council		Discussions around movement of hazardous waste
	Derbyshire County Council		Happy to discuss SoCG if required
	Dudley Council		Consider that waste needs to be included within an SoCG
		26 th February 2024	Meeting to discuss waste and minerals issues arising from the Reg18 consultations for Sandwell and Dudley Local Plans.

	Knowsley Council		Not a strategic matter
	Leicestershire County Council		Not a strategic matter
	Solihull MBC		Not a strategic matter
	Staffordshire CC		Consider movement of waste around Four Ashes to be a strategic matter
	Telford and Wrekin Council		Not a strategic matter
	Walsall Council		Consider that waste needs to be included within an SoCG
	Warwickshire CC		Not a strategic matter
	Worcestershire CC		Not a strategic matter
Duty to Co-operate and Statutory Undertakers	Environment Agency, Historic England, Natural England, Canals and Rivers Trust, Primary Care Trusts, Network Rail, Transport for West Midlands, Black Country Transport, Highways England, Active Travel England, Severn Trent Water, South Staffs Water, Western Power / National Grid, West Midlands Policy, West Midlands Ambulance, West Midlands Fire Service, DEFRA, Sport England, Regional Aggregates Working Party, Regional Technical Advisory Board.	Ongoing	Ongoing engagement and co-operation to support the preparation of the Sandwell Local Plan, including at formal consultation stages and through the production of technical evidence documents such as the Infrastructure Delivery Plan, minerals and waste evidence, and Strategic Flood Risk Assessment.

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.](#)

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 2023 to 31 March 2024.

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 was £142,405.23 S106 contributions received by the Council in 2023-24. This originated from two schemes.

A total of £270,204.28 of Section 106 contributions was spent by the Council during the 2023-2024 monitoring year, mostly relating to leisure and environmental health projects.

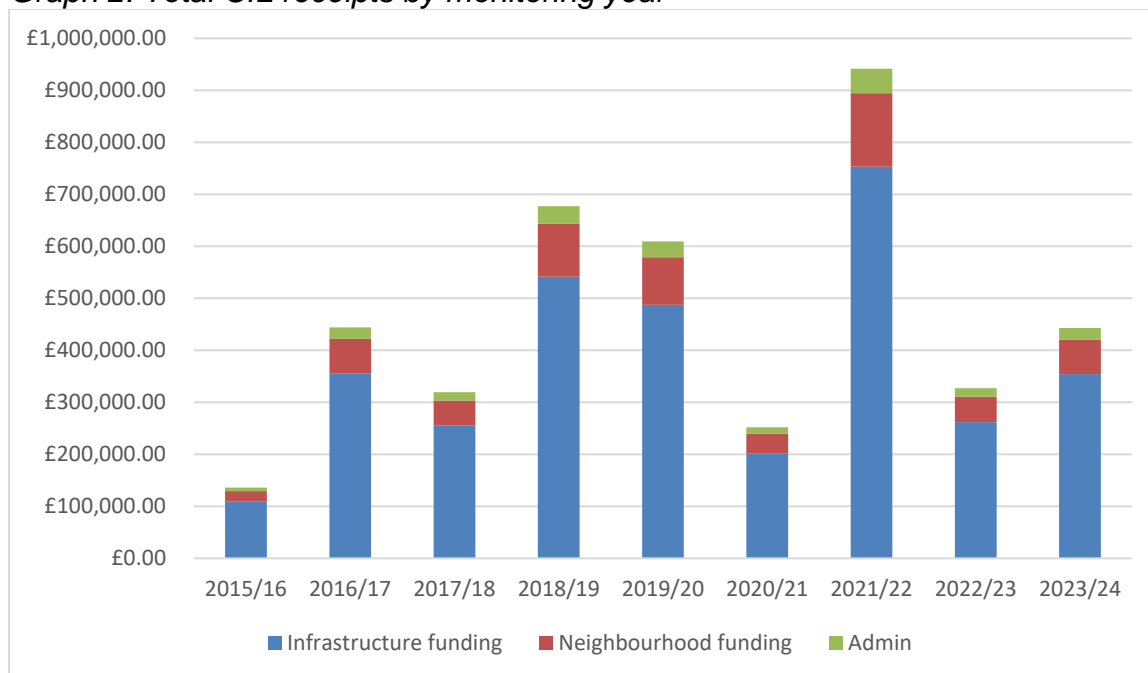
Sandwell became a Community Infrastructure Levy (CIL) charging and collecting authority on 1 April 2015. CIL is a mechanism that Local Planning Authorities can choose to adopt to raise funds from development. It is charged in the form of a levy on the creation of new floorspace. Money raised from CIL 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 4: 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
2022/23	£327,241.65	£16,362.09	£49,086.25	£261,793.31
2023/24	£442,834.25	£22,141.71	£66,425.19	£354,267.40
Total	£4,149,863.82	£207,492.73	£622,479.78	£3,319,891.38

Graph 2: Total CIL receipts by monitoring year



During the 2023-2024 monitoring year £96,297.43 of neighbourhood funding was allocated and disseminated to other parties via the [Town Grants scheme](#).

Table 5: CIL Expenditure via the Town Grants Scheme by Town

Town	Town Grants Funding
Oldbury	£26,825.46
Smethwick	£15,439.76
Tipton	£11,336.86
Rowley Regis	£4,809.27
Wednesbury	£21,081.05
West Bromwich	£16,805.03
Total	£96,297.43

There was no expenditure on infrastructure projects during the 2023-2024 monitoring year.

3.4 - Statement of Community Involvement (SCI)

The Council adopted a new Statement of Community Involvement (SCI) on 20 July 2022 ([Cabinet decision 158/22 refers](#)). The SCI was adopted following a period of consultation between 9 May and 19 June 2022. Five representations were received to the consultation and resulted in minor amendments to the document.

The SCI seeks to respond to changes in how Sandwell's residents and businesses interact with the Council following the outbreak of Covid-19. It advocates the use of a range of consultation methods including:

- telephone/email,
- face to face methods,

- local press,
- exhibitions and presentations,
- workshops,
- the internet,
- libraries,
- social media,
- hard copy information, and
- letters, newsletters and leaflets.

Consultation on the draft version of the Sandwell Local Plan took place in November – December 2023. The consultation exercise was undertaken in accordance with the requirements of the adopted SCI.

The Council continues to meet its statutory requirements for consultation and publicity of planning applications. Planning committee meetings and other committee meetings are recorded live and streamed/stored at <https://civico.net/sandwell>

3.5 – Pre-application Advice and Determination of Planning Applications

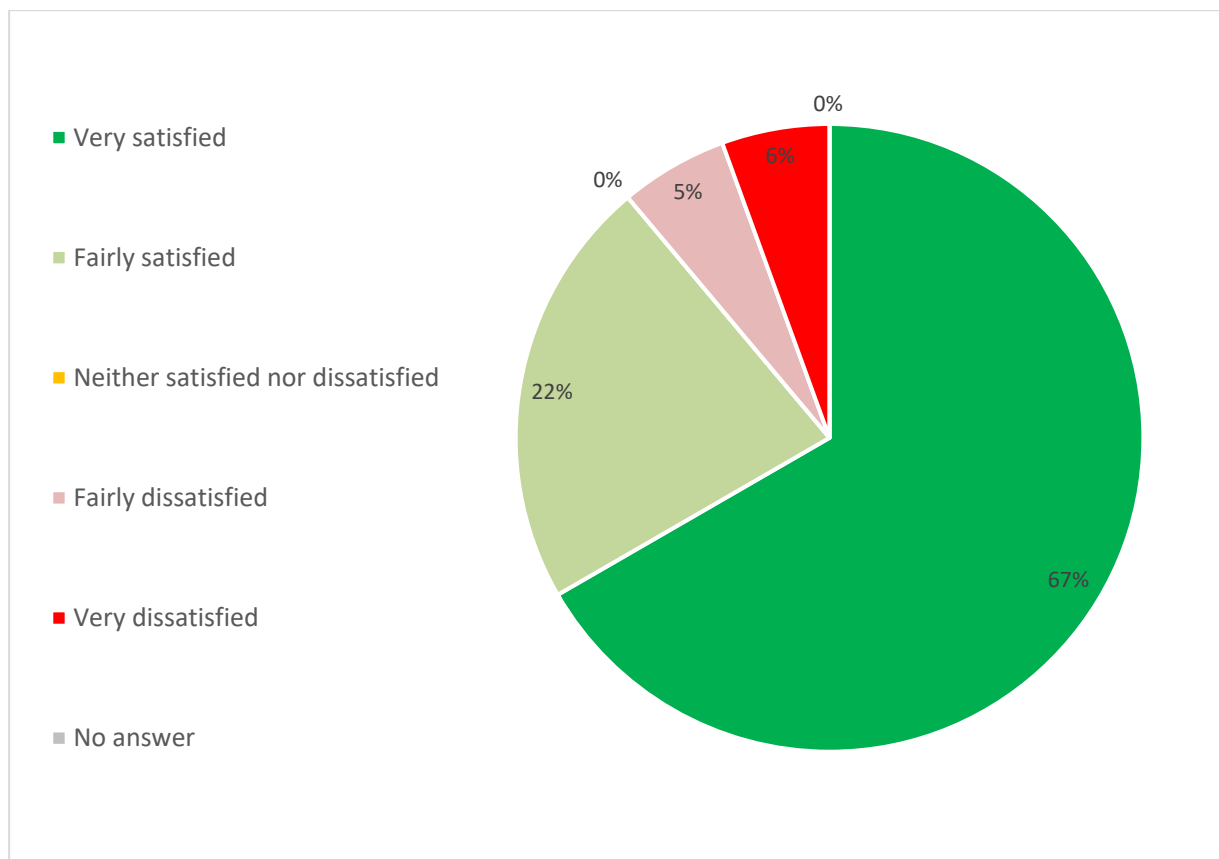
The Council introduced charges for pre-application planning advice in September 2019. The service is well used, and many developers and households make use of the service prior to submitting a planning application.

The Local Planning Authority continues to determine applications for planning permission in a timely manner. The majority of applicants that responded to the satisfaction survey are very satisfied with the service provided by the Council.

Table 6: Performance against statutory planning application determination timescales 2023-24

Application type	Total number determined	Statutory determination timescale	Number determined within statutory timescales	Performance
Major	45	13 weeks	41	91.1%
Minor	310	8 weeks	285	91.9%
Other	814	8 weeks	735	90.3%

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 under construction.

An update report was presented to Cabinet on 6 December 2023. The total investment within the Project Pipeline had increased to £2.9 billion. There were 78 projects within

the pipeline. 11 projects were complete, 18 were on site, 13 were in delivery stage, 11 were at business case stage, and 25 were still at concept stage.

[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 2006/07 and 2023/24 compared to the Black Country Core Strategy Indicative Phased Plan Target and an Annualised Target. Housing completions last exceeded the Indicative Phased Plan Target in 2014/15. The number of housing completions in the 2023/24 monitoring year was 1,229 units below the Indicative Phased Target.

Table 7: 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	1876	1074
2022/2023	341	1	340	1876	1074
2023/2024	647	0	647	1876	1074
Total	13,706	1,361	12,345	17,738	19,332
Shortfall	-	-	-	5,393	6,987

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 7882 homes.

Table 8: 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	340	-	11695	1876	15862	4167
2023/24	3	647	-	12342	1876	17738	5396
2024/25	2	-	734	13076	1876	19614	6538
2025/26	1	-	532	13608	1876	21490	7882

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 requirement¹².




Sandwell has delivered fewer than the total number of required homes for each year in which the Housing Delivery Test results have been published. The most recent results that have been published are for 2022.

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

¹²For the purposes of the Housing Delivery Test the 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 9: 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
2022	1351	991	1466	3808	467	654	661	1782	47%	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 2024 and provides a snapshot of the land availability position as at April 2024. [Click here to view the most recent SHLAA.](#)

The SHLAA estimates the supply of sites for 2024-2041 which is the proposed plan period for the new Sandwell Local Plan. Please see section 3.1 for further details.

Table 10: Housing Capacity 2024-2041

Source of supply (includes discounts where applicable)	2024-2041
Identified sites in SHLAA	8057
Small Windfall	2100
Potential sources of supply estimates	
Total additional floorspace in centres	172
Additional supply in Wednesbury Master Plan	105
Total potential supply	10,434

Five year supply position at April 2024

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

The Local Housing Need figure is calculated within the SHLAA. The annual requirement is 1550 homes per annum (using the 2023 affordability ratio) which equates to 7,750 units for the 5-year period 2024-2029. Including a 20% buffer, as required by the Housing Delivery Test, the five-year supply of deliverable sites required to meet local housing need is therefore 9,300 net homes over a 5-year period.

The SHLAA explains that 3,454 homes (without discounts) are deliverable over the 5-year period, which equates to **1.86 year supply** of housing land.

Table 11: Sandwell Five Year Housing Land Supply

5-year supply range	LHN with 20% Buffer applied due to Housing Delivery Test result	Capacity Available (without discounts)	Years supply
2024 - 2029	9,300	3,454	1.86

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 12: Affordable Housing

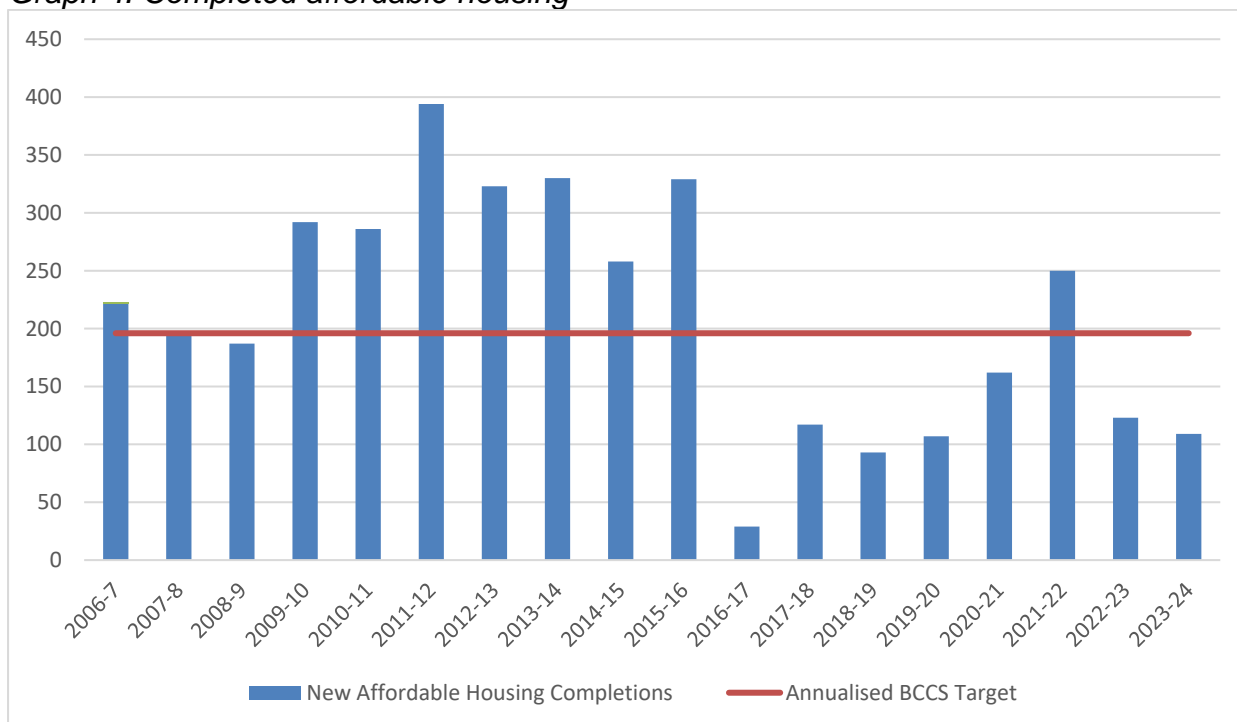
Year	New Affordable Housing	Target (15% of total gross housing completions)
2006-7	222	196
2007-8	195	196
2008-9	187	196
2009-10	292	196
2010-11	286	196
2011-12	394	196
2012-13	323	196
2013-14	330	196
2014-15	258	196
2015-16	329	196
2016-17	29	196
2017-18	117	196
2018-19	93	196
2019-20	107	196
2020-21	162	196
2021-22	250	196
2022-23	123	196
2023-24	109	196
Total	3,806	3,528

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 3,933 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 2016-21 and 2022-24 the affordable homes completion target has not been met. However, during the 2021-22 monitoring year the number of affordable homes completed 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 housing



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 Sandwell¹³. All 16 pitches are located on a local authority site at Brierley Lane in Tipton and were created during 2012/13.

Table 13: Number of Gypsy and Traveller sites in the Black Country as at October 2021¹³.

	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



¹³ 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 as shown in Table 14¹⁴.

Table 14 – Primary and Secondary School capacity in Sandwell

Year	Number of primary and secondary schools	School Places	Pupils on roll	Percentage of schools at or over capacity
2009-10	112	51,044	46,839	19.6%
2010-11	111	51,396	47,247	16.2%
2011-12	111	52,477	47,605	18.9%
2012-13	111	53,263	48,468	20.7%
2013-14	111	54,617	49,463	29.7%
2014-15	111	55,112	50,760	36.0%
2015-16	112	56,809	52,295	30.4%
2016-17	113	57,680	53,841	46.0%
2017-18	113	59,211	55,031	45.1%
2018-19	113	59,044	55,853	46.0%
2019-20	-	-	-	-
2020-21	114	61,188	57,732	29.8%
2021-22	114	62,554	58,505	27.2%
2022-23	114	62,919	58,802	21.9%
2023-24	Data expected to be unavailable until March 2025			

Windsor Olympus Academy at Handsworth New Road in Smethwick opened to new students in September 2023 (planning permission DC/22/66614).

Shireland CBSO Academy, the first state school in Britain to be established in collaboration with a world class orchestra, opened to new students in September 2023 at Providence Place in West Bromwich (planning permission DC/22/66501).

Central St Michaels opened a new Science, Engineering & Manufacturing Centre on West Bromwich High Street in September 2023 (planning permission DC/22/66495). The new learning facility will support higher and advanced level skills and qualifications for students at both Central Saint Michael's Sixth Form and Sandwell College.

The new Wednesbury Health Centre at Kings Street in Wednesbury opened in August 2023 (planning permission DC/18/62165).

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

Further details about the projects can be found on the [Regenerating Sandwell website](#).

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



¹⁴ <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 1.53ha of employment land was created and 11.51ha was recycled. An estimated 780 additional jobs were created. Several large industrial warehouse units were completed at Vaughan Park in Tipton.

Table 15: Employment Land Completions

Year	Additions to Emp Land (ha)	Recycling of Emp Land (ha)	Other (ha)	Estimated number of new jobs	Gross Floorspace (sqm)	Net Floorspace (sqm)
2009/2010	0	1.61	0	20	2,083	1,719
2010/2011	0	2.54	0.09	6	6,273	5,890
2011/2012	0	1.45	4.2	85	32,833	32,833
2012/2013	0	3.35	4.86	115	33,994	33,994
2013/2014	0	12.21	0.38	0	36,514	36,514
2014/2015	0	3.27	0	0	10,156	10,156
2015/2016	0	6.24	0	0	5,807	5,807
2016/2017	9.76	9.68	0	0	47,867	47,867
2017/2018	0	8.17	0	613	25,423	25,229
2018/2019	10.8	4.32	0	944	18,876	18,876
2019/2020	14.36	3.29	0	1049	18,853	18,853
2020/2021	4.07	15.14	0	68	27,791	27,791
2021/2022	1.67	7.85	0	92	11,601	10,798
2022/2023	0.86	2.36	0	123	2,858	2,858
2023/2024	1.53	11.51	0.07	780	26,396	26,396
Total to date	43.05	92.99	9.6	3,895	307,325	305,581

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

Sandwell Cabinet approved the Social Value in Sandwell Policy on 17 January 2024 (decision 15/24 refers). The Policy increases the minimum weighting the Council gives to social value on tendering evaluation for services and goods contracts from 5% to 10%, with the maximum weighting retained at 30%. The Policy also requires all planning permissions for ten housing units or more, or over 10,000sqm in floorspace, to be subject to a condition requiring the submission, approval and implementation of a Social Value Delivery Plan.

The approval of the Policy is expected to have a transformational impact on the number of positive social value outcomes that are secured through expenditure within the borough.

Table 16: Social Value outcomes through planning process for 2023-24

Social Value Target	Target	Achieved
Social value contracts secured through planning permissions or Towns Fund schemes	N/A	17 major planning permissions were subject to a condition requiring a Social Value Delivery Plan; 13 Towns Fund developments were subject to a Social Value Delivery Plan
Number of work experience placements secured through planning permissions	30	30 work experience opportunities of at least 2 weeks were secured
Number of apprenticeships secured through planning permissions	17	29 apprenticeships were secured including all construction trades, civil, M&E, site management, QS, business admin and other
Number of graduate job opportunities secured through planning permissions	3	5 graduate opportunities secured on longer programs of work
Retention of existing apprenticeships secured	17	26 apprenticeships were safeguarded and include completion of NVQ within 12 months of the contract

through planning permissions		
Number of temporary jobs in construction secured through planning permissions	30	37 job opportunities of at least 13 weeks were identified
Number of permanent jobs secured through planning permissions	N/A	No information captured or recorded during monitoring period.

LOI EMP5 – Proportion of major planning permissions making provision for targeted recruitment or training through S106 Agreements



6.3 – Visitor and Cultural Facilities

The [Sandwell Aquatics Centre](#) in Smethwick was the only sporting venue that was purpose-built for the Birmingham 2022 Commonwealth Games. The £92 million facility hosted more events than any other venue during the Games, with 12 medal events in diving and 52 for swimming. The Aquatics Centre showcased Sandwell on an international stage.

The Aquatics Centre was refurbished and opened as a state-of-the-art facility for the local community on 24 July 2023. The facility accommodates a 50m Olympic-sized swimming pool (the 13th Olympic-sized pool in the UK) as well as a 25m diving pool, community swimming pool and seats for up to 1,000 spectators.

Other facilities at the aquatics centre include three activity studios, two 4-court sports halls, a 108-station fitness suite with a 25-station ladies-only gym, dry diving facilities, an indoor cycling studio, a new football pitch, a cafe, and changing facilities including a sauna and steam room

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 fourteen planning applications for a combined total of 7793 net square metres of town centre use floorspace were granted planning consent in edge-of-centre or out-of-centre locations. Some of the new floorspace was for office use ancillary to existing employment use.

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

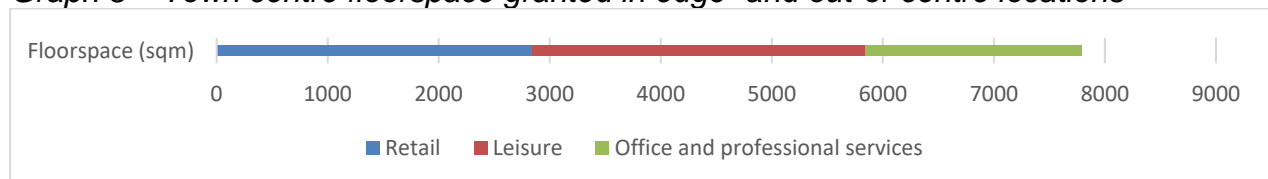


Table 17: Edge- and out-of-centre main town centre floorspace permitted in 2023/24

Reference and address	Description	Date granted	Net floorspace	Notes
DC/23/67838 Forge Mill Farm Forge Lane West Bromwich B71 3SZ	Proposed Phase 1 - Conversion and change of use of existing barn 1 into cafeteria and natural play area, proposed single storey building containing support facilities (toilets, kitchen, lobby and draft lobby, classroom, stores and plantroom). Phase 2 - Proposed single storey education block containing 2 no. (30/40 students) classrooms and cloakroom area.	16-Jun-23	2603sqm	Out-of-centre Planning policy objected to application due to inappropriate development in the Green Belt and out-of-centre café and leisure uses which conflict with relevant development plan policies and the NPPF. Planning committee concurred with officer recommendation of approval.
DC/23/68436 DC/23/68471 DC/23/67955 Units 4 And 5 Oldbury Green Retail Park Oldbury Ringway	Proposed amalgamation of units 4 and 5 with single storey rear extension, loading bay docking structure and plant room enclosure with palisade fencing to rear, external alterations and new glazed shop frontages (Revision to	09-Aug-23	1858sqm	Edge-of-centre Amalgamation of existing retail units. Removal of restrictive condition to permit sale of food and convenience goods. Application passed sequential test and retail impact assessment.

Oldbury B69 3DD	approved planning permission DC/23/67955).			
DC/23/68280 Grinsells Skip Hire Limited Yard C Parkrose Industrial Estate Middlemore Road Smethwick B66 2DZ	Proposed two storey detached office and canteen building, 1 No. workshop and 3 No. covered recycling storage bays.	07-Aug-23	1009sqm	Out-of-centre Town centre floorspace ancillary to employment use
DC/24/69014 6 Hainge Road Tividale Oldbury	Proposed raising of roof height to existing first floor offices and first floor rear extension to create additional 5 No. new offices.	13-Mar-24	450sqm	Out-of-centre Town centre floorspace ancillary to employment use
DC/23/68751 999 Wolverhampton Road Oldbury B69 4RJ	Proposed conversion of first floor to 9 additional bedrooms (part of hotel) and new fitness room and external alterations.	15-Dec-23	400sqm	Out-of-centre Extension of existing hotel through change of use of existing floorspace
DC/23/68402 Pizza Hut Axletree Way Wednesbury WS10 9QY	Demolition of existing bin store and proposed coffee shop/restaurant, drive-thru lane with window, replacement bin store and storage area, alterations to car parking, external alterations and outdoor customer seating.	22-Mar-24	343	Out-of-centre Change of use of existing restaurant, with only 2 sqm net increase in floorspace
DC/22/67836 Bury Hill Service Station New Birmingham Road Tividale Oldbury B69 2JS	Proposed demolition of existing forecourt building and construction of new single storey building with roller shutters, ATM, 1 No. car wash, 2 No. jet wash bays, 4 No. electric vehicle charging points, bin store/plant area compound, plant room, substation	05-May-23	307sqm	Out-of-centre Redevelopment of existing petrol station building
DC/23/68324 Unit 3 Kelvin Way West Bromwich B70 7LH	Proposed three storey front extension with entrance canopy to form ancillary offices, and additional parking.	08-Sep-23	234sqm	Out-of-centre Town centre floorspace ancillary to employment use
DC/23/68950 91 Birmingham Road West Bromwich B70 6PX	Proposed change of use of a Dwellinghouse (Use Class C3(a)) to Financial & Professional Services (Use Class E (c) (i) (ii)) with resurfacing of rear garden to create 3 parking bays.	28-Feb-24	190sqm	Out-of-centre Below 200sqm threshold and appropriate in area
DC/22/67796 Land At Horner Way Rowley Regis	Proposed single storey detached coffee shop with drive thru, new access, parking, enclosed bin area, landscaping and associated infrastructure.	02-Aug-23	168sqm	Edge-of-centre Below 200sqm threshold. Location well related to Blackheath Town Centre

DC/24/68965 686 Wolverhampton Road Oldbury B68 8DB	Proposed change of use from retail to hot food takeaway with installation of cold room/air conditioning condensers, extraction equipment, new shop front and fenestration alterations.	20- Mar-24	166sqm	Out-of-centre The property already had planning permission to operate under Use Class E and this was a realistic fallback position
DC/23/68229 Unit 11 Percy Business Park Rounds Green Road Oldbury B69 2RD	Proposed mezzanine floor for office space to support existing industrial use (Class B).	10-Jul- 23	65sqm	Out-of-centre Town centre floorspace ancillary to employment use
Total:	-	-	7793sqm	-

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 six planning applications were determined for hot food takeaways. Two applications were granted Certificates of Lawful Use, and four applications were granted planning permission. None of the proposals were within 400m of a secondary school entrance or would contribute to a designated centre exceeding the limit on proportion of takeaway outlets. The Hot Food Takeaway SPD is being implemented effectively and the Council is reaching robust decisions on applications for planning permission.

One takeaway unit was granted planning permission despite being out-of-centre in retail policy terms (ref. DC/24/68965). However, the property already had planning permission to operate under Use Class E and this was a realistic fallback position.

One drive thru coffee shop was granted planning permission in an edge-of-centre location in retail policy terms (ref. DC/22/67796). The location of the proposal was acceptable as it was well related to Blackheath Town Centre.

One planning proposal which was submitted as an application for a new hot food takeaway was determined to instead constitute a restaurant due to amount of customer seating and was not subject to hot food takeaway policy requirements or the Hot Food Takeaway SPD (ref. DC/23/68109).

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 agreements 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 new s278 agreements and works completed under s278 agreements in the 2023/24 monitoring year.

Table 18: S278 Projects in 2023/24 Monitoring Period

New S278 Agreements			
Development Site	Agreement Date	Scheme Value	Description of works
Woods Lane, Cradley Heath	20/09/23	£45,500	2 No bellmouth accesses, footway improvements with new vehicular crossings
Pottery Road, Oldbury	24/10/24	£24,700	New bellmouth access, carriageway and footway improvement works
Leabrook Road, Tipton	21/02/24	£38,000	Industrial bellmouth access, footway improvements with vehicular crossing and bus stop relocation
Perrott Street, Smethwick	20/7/23	£92,000	Footway improvements for new secondary school including parking bays and pedestrian crossing
Whitehall Road, Oldbury	26/10/23	£24,700	Bellmouth access and footway improvements.
Simpson Street, Oldbury	27/10/23	£7,000	Footway improvements including new vehicular crossings
Alexandra Road, Tipton	24/10/23	£24,700	Footway improvements including new vehicular crossings

Section 278 Completions			
Development Site	Certificate Date	Scheme Value	Description of works
Beacon View Road, West Bromwich	25/10/23	-	-
Lewisham Road, Smethwick	25/10/23	-	-
Mill Lane, Oldbury	4/12/23	-	-

LOI TRAN2 - Appropriate provision or contribution towards transport works and Travel Plans measured 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 autumn 2025 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



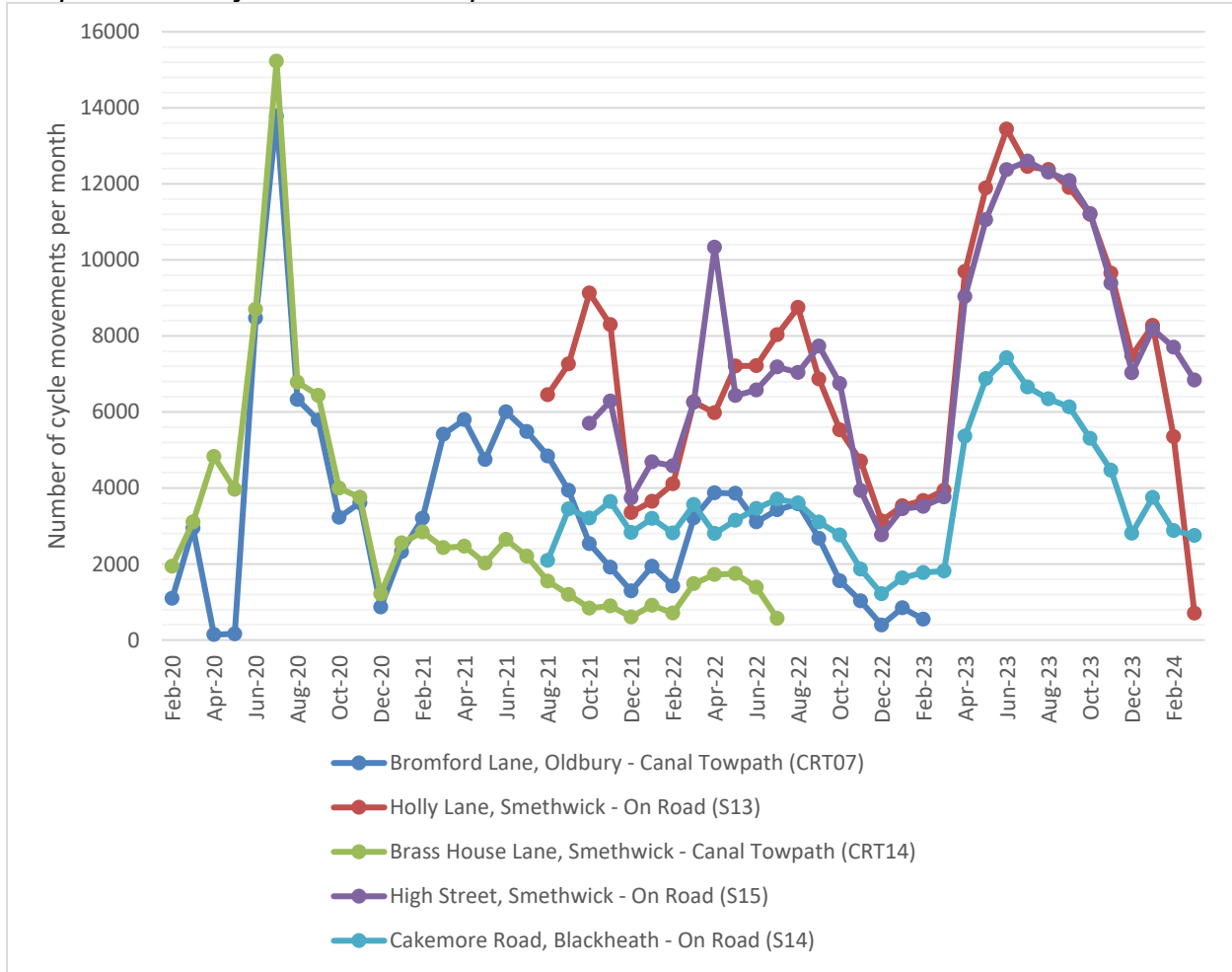
LOI TRAN3b - Protection of sites with existing or potential rail access identified in TRAN3



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. However, where data is available for August 2022 the recorded number of cyclists is generally higher compared to August 2021.

Graph 6: Total cycle movements per month



LOI TRAN4a - Increase in cycle use of monitored routes



The [Sandwell Cycling and Walking Infrastructure Plan \(SCWIP\)](#) was adopted in January 2020 to guide a programme of infrastructure improvements.

The Council continues to expand the cycle network across the borough. Work has finished delivering a segregated cycle route along the A4123 Birmingham New Road in Tipton. Work has completed on the delivery of the segregated cycle route along the A457 Tollhouse Way in Smethwick from Galton Bridge to Rolfe Street railway stations.

Further projects are planned in Rowley Regis, Smethwick, Oldbury and West Bromwich.

[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
2023	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	

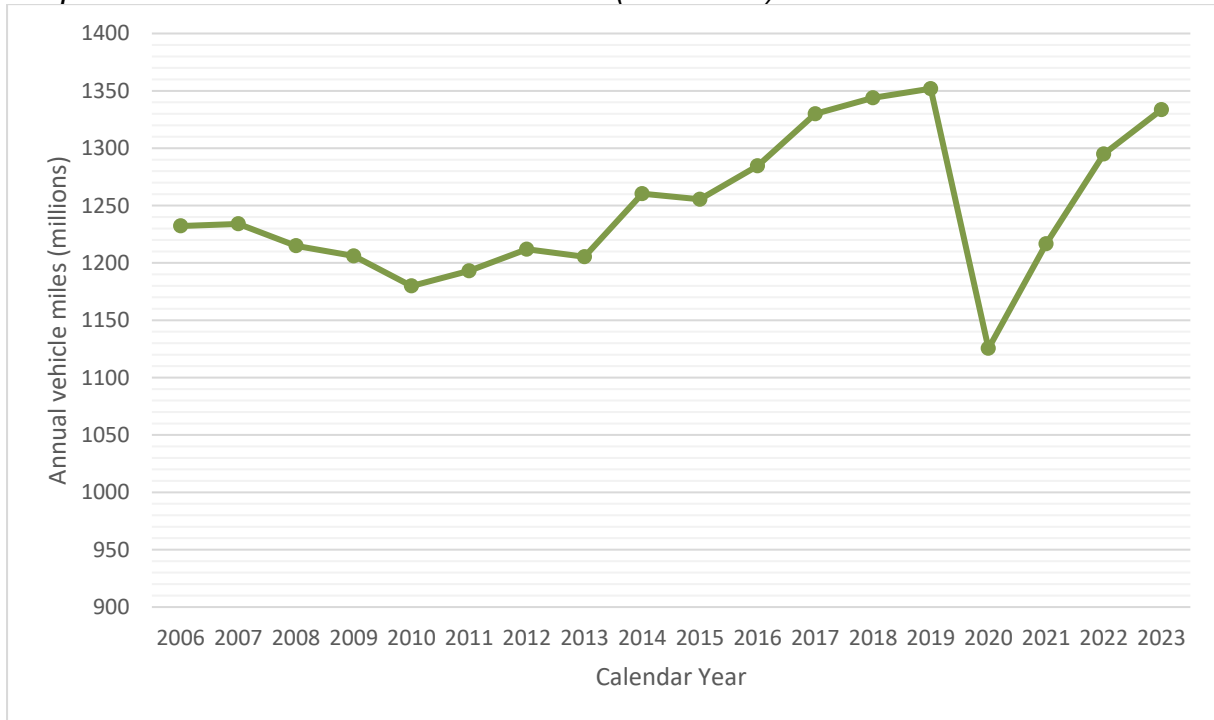
8.6 – Public Rights of Way

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. The total number of vehicle miles almost returned to pre-pandemic levels in 2023.

Graph 7: Annual vehicle miles in Sandwell (in millions)¹⁵



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	

¹⁵ <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

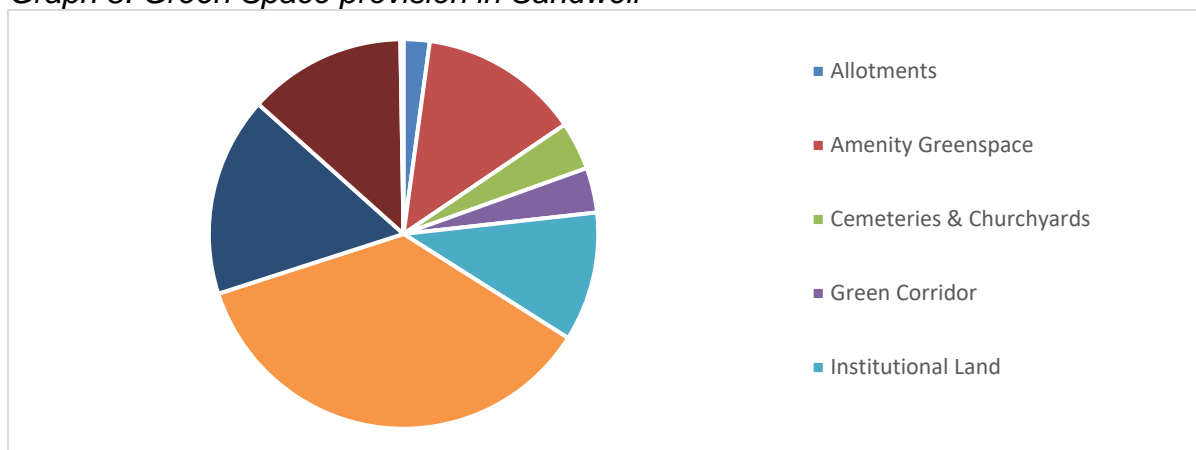
There are 323 green spaces in Sandwell which make up nearly 1200 hectares that have unrestricted access. This represents 14% of the total land area of the borough, and 59% of all green spaces. This means that Sandwell has an average of 3.63ha of unrestricted green space per 1000 population. This represents 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 Sandwell¹⁶

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

¹⁶ 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	☐

No information has been collected in change in areas of biodiversity importance for 2023-24 due to resource constraints.

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 land 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 the Council refused planning permission for an outline application to construct 150 dwellings and a countryside park at Wilderness Lane in Great Barr (application reference DC/23/68822). The decision was issued on 17 January 2024. The applicant has indicated that they intend to appeal the decision to the Planning Inspectorate.

The Council granted permission for the conversion and extension of existing buildings at Forge Mill Farm, as well as the construction of a 3G Artificial Grass Pitch at Birmingham County Football Association. The proposals are not inappropriate development in the Green Belt.

Table 21: Development in the Green Belt

Planning application reference	Address	Description of development	Status as at 31/03/2024
DC/23/67838	Forge Mill Farm Forge Lane West Bromwich B71 3SZ	Proposed Phase 1 - Conversion and change of use of existing barn 1 into cafeteria and natural play area, proposed single storey building containing support facilities (toilets, kitchen, lobby and draft lobby, classroom, stores and plantroom). Phase 2 - Proposed single storey education block containing 2 no. (30/40 students) classrooms and cloakroom area.	Grant permission 16/06/2023
DC/23/68822	Land Adjacent To Q3 Academy Wilderness Lane Great Barr Birmingham B43 7SD	Proposed 150 dwellings, a countryside park and associated works (Outline application for access only).	Refuse permission 17/01/2024
DC/23/68717	Birmingham County Football Association Ray Hall Lane Great Barr Birmingham B43 6JF	Proposed 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, access footpath and topsoil bunds	Grant permission 20/12/2023

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 determined during the monitoring period.

Table 22: Proposed development in the Rowley Hills Strategic Open Space

Planning application reference	Address	Description of development	Status as at 31/03/2024
DC/23/67924	Edwin Richards Quarry Portway Road Rowley Regis	Proposed residential development comprising of 278 No. dwellings (Reserved matters application for appearance, landscaping, layout and scale) - Pursuant to outline planning application DC/14/57745. Note: only a small area in the west of the application site is within the Rowley Hills Strategic Open Space. This area is proposed to remain as undeveloped green space.	Grant reserved matters approval 21/12/2023
DC/22/66968	The Wheatsheaf 1 Turners Hill Rowley Regis B65 9DP	Proposed demolition of existing pub and construction of 3 storey detached building consisting 20 No. self contained apartments with parking to rear. Proposal not inappropriate as it would replace existing building.	Grant permission 08/11/2023

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



9.4 - Allotments

There were no planning permissions granted that would result in the loss of allotments during the monitoring year.

The Council manages 1,445 allotment plots over 38 sites.

SLOI EOS6- Loss of Allotments



9.5 - Historic Environment

Development Management

During the monitoring period, planning decisions were made on every case that were in line with the Conservation Officer’s recommendation, often following a prolonged period of negotiation.

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	
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Heritage at Risk

No Listed Buildings were demolished during the 2023-2024 monitoring year.

SLOI HE1 – Number of Listed Buildings Demolished	
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There are four buildings on Historic England’s ‘Heritage at Risk Register’ in Sandwell¹⁷;

- Soho Foundry, Foundry Lane, Smethwick (Grade II* Listed Building, condition: poor);
- The Waterloo Hotel, Shireland Road, Smethwick (Grade II* Listed Building, condition: very bad);
- Oak House, Oak Road, West Bromwich (Grade II* Listed Building, condition: poor); and
- Church of St Matthew and St Chards, Windmill Lane, Smethwick (Grade II Listed Building, condition: poor).


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.

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 completed in March 2024 with support from £3.6m funding. The project restored the Grade II Listed Clocktower in the Market Square, funded new high-quality paving across the Square and new market stalls, and funded restoration works to historic shopfronts.

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’	
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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	
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¹⁷ <https://historicengland.org.uk/advice/heritage-at-risk/buildings-at-risk/>

Locally Listed Buildings

Sandwell Cabinet adopted a new Local List of Non-Designated Heritage Assets in February 2023.

The adoption of the new Local List follows a nomination and assessment process that took place in 2021-2022. 241 new buildings/assets were nominated for the Local List of which 186 met the criteria for inclusion. 114 existing locally listed buildings were reviewed of which 90 were considered suitable for retention (11 had been demolished, others have lost significance).

[The new Local List can be downloaded on the Council's website.](#)

Monitoring information on the number of locally listed buildings demolished in 2023/24 is unavailable due to resource constraints.

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

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

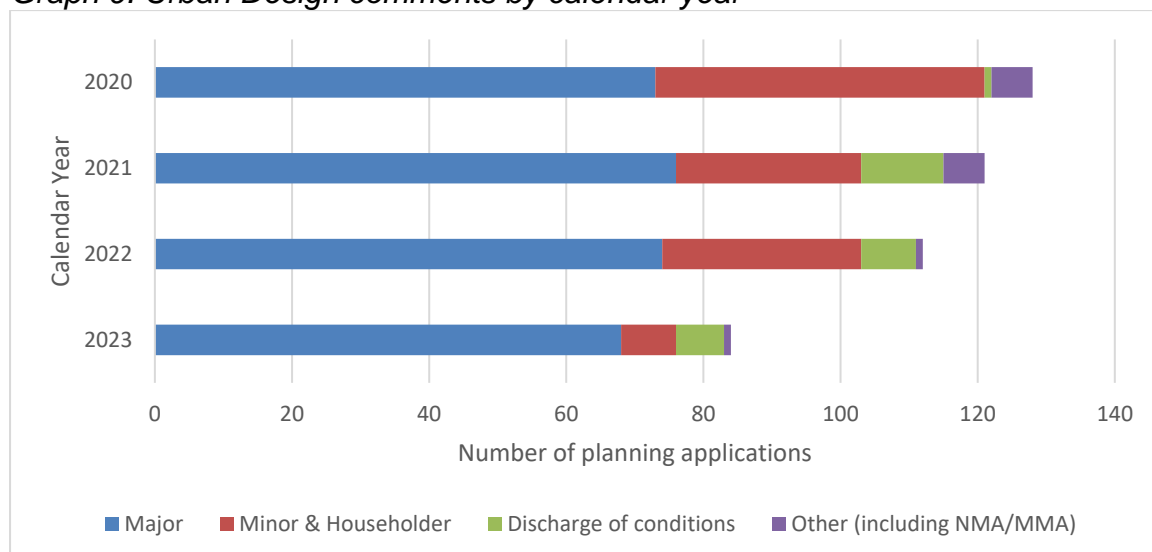
SLOI HE5 – No. Of Developments That Have Been Constructed Before the Discharge of an Archaeological Planning Condition	
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9.6 - Urban Design

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

Graph 9: Urban Design comments by calendar year



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 130 planning applications during the monitoring period 2023-2024¹⁸. This compares to 206 planning applications in the previous monitoring period. Data is no longer collected regarding whether planning permission was granted in accordance with CRT planning related advice.

The Environment Agency submitted an objection to one planning application during the monitoring period. The objection was to an outline planning application for the demolition of existing buildings and erection of 1 No. primary school, 190 No. dwellings, public open space, landscaping and associated works at the Former Brandhall Golf Course, Heron Road, Oldbury (reference DC/23/68540). The objection was made on the basis that it was unclear whether the location of the proposed development parcels entered Flood Zones 2 and 3a. Further information was provided by the applicant and the Environment Agency withdrew its objection prior to the approval of the application on 3 November 2023.

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 consumption¹⁹, and installed capacity and generation of renewable energy sources from 2014-2023 within Sandwell²⁰.

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

¹⁹ <https://www.gov.uk/government/statistics/regional-and-local-authority-electricity-consumption-statistics>

²⁰ <https://www.gov.uk/government/statistics/regional-renewable-statistics>


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	1,348	12.3	17,861
2016	1,266	13.7	12,442
2017	1,305	35.1	13,573
2018	1,285	35.3	18,390
2019	1,248	36.7	10,834
2020	1,148	36.8	11,332
2021	1,165	39.6	19,023
2022	1,111	40.5	11,332
2023	Data unavailable	42.3	87,357

*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.

There was a significant increase in renewable energy generation in 2023. Almost all the renewable energy generated in the borough was from municipal solid waste, with the remainder generated by solar panels.

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)²¹. In 2018 Sandwell Council still had seven priority zones for air quality (down from 22 zones identified originally), as well as two hotspots.

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 2018-2023 as set out in the Air Quality Status Report 2024. Air quality significantly improved in 2020 and 2021 due to reduced vehicular emissions during the Covid-19 pandemic, and the trend of improved air quality appears to have continued in 2023.

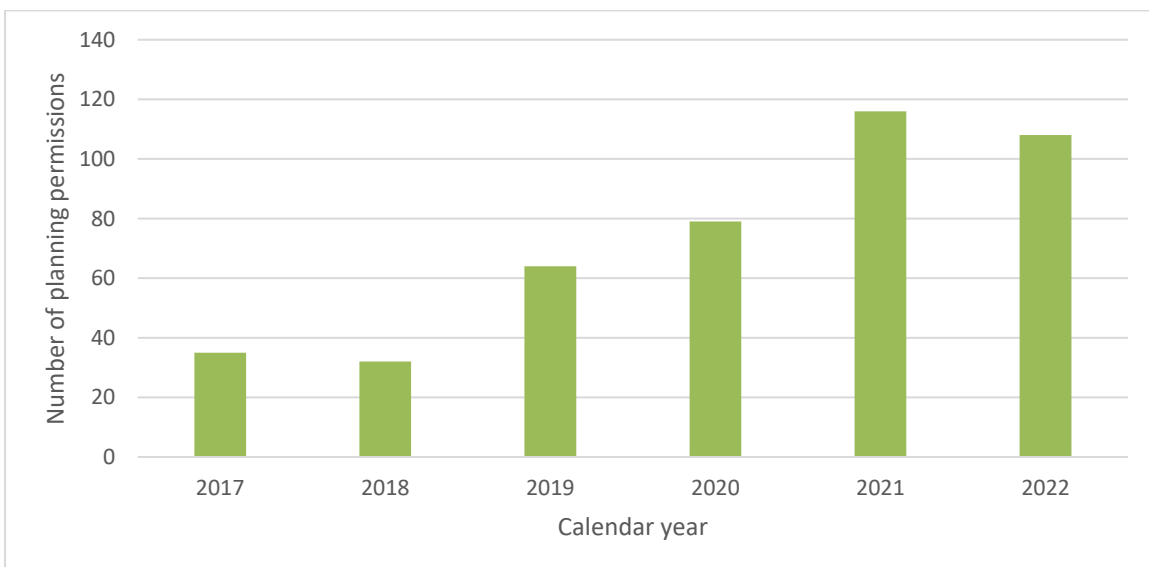
²¹ https://uk-air.defra.gov.uk/aqma/details?aqma_ref=169

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

Zone	Description of Area	NO ₂ Compliant (calendar year)					
		2018	2019	2020	2021	2022	2023
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)



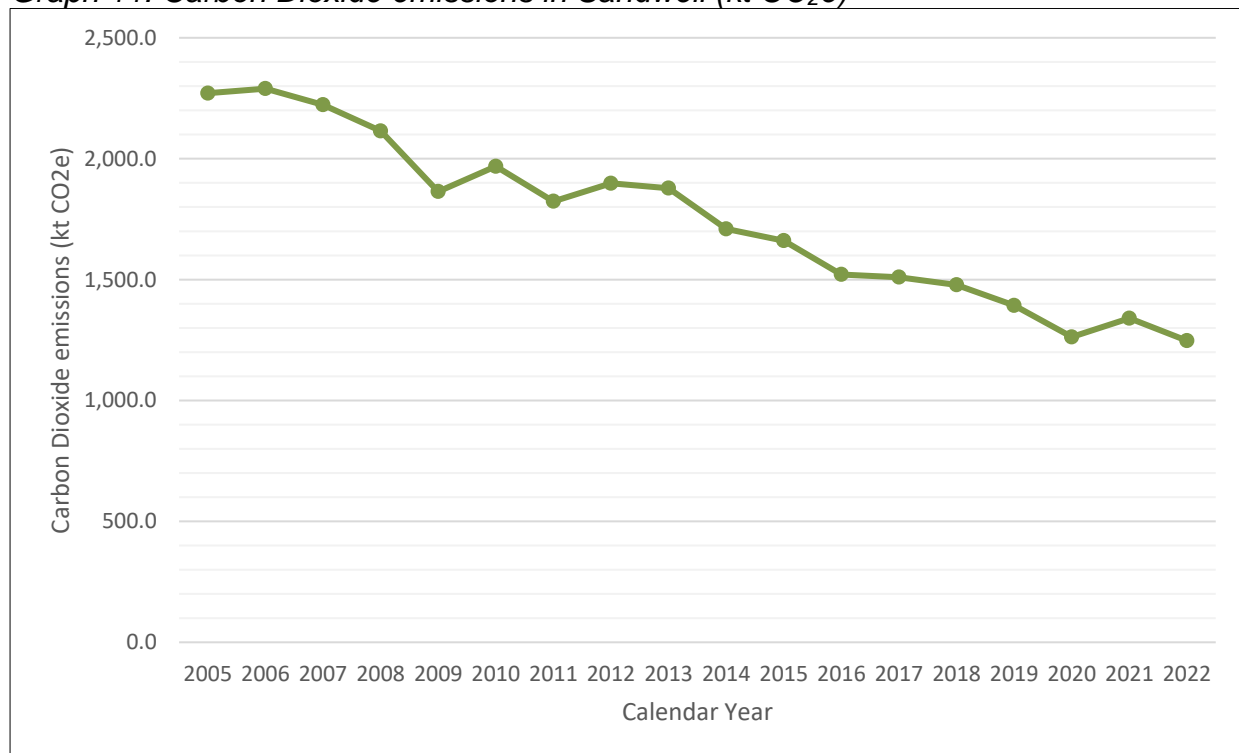
No information is available on applications granted despite an objection from Environmental Health on air quality grounds for 2023/24. Case Officers continue to work proactively with all relevant consultees throughout the planning application determination process.

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 published by BEIS annually at a local authority level²² shows that emissions in Sandwell have almost halved since data was first published in 2005. Data for 2023 and 2024 is not yet available.

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.](#)

²² <https://www.gov.uk/government/collections/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics>

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) decreased during 2022-23 compared to the previous monitoring year from 140,802 tonnes to 132,288 tonnes. The total amount is below the recorded peak in 2019-2020 of 142,166 tonnes.

Landfill diversion was at its highest ever recorded rate during the 2022-23 monitoring year at 96.58% and comfortably above the Core Strategy target of 84%. Data for 2023-24 is not yet available.

Table 25: Local Authority Collected Waste (LACW) in Sandwell MBC²³

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%
2022-23	4,529	86,803	252	37,480	3,224	132,288	96.58%	84%
2023-24	Data not yet available							

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



²³ <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 WMIa - Diversion of waste from landfill b) % commercial waste diversion	
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Table 26 sets out planning applications relating to the disposal or recycling of waste that were determined during the monitoring year 2023-2024.

Table 26: Waste applications 2023/24

Planning application reference	Address	Description of development	Status as at 31/03/2024
DC/23/68438	Colas Limited, Cakemore Road, Rowley Regis B65 0QU	Proposed demolition of outbuildings and addition of waste materials recycling to existing depot with 2 No. open storage areas with 3m high wall sound barrier, retention of 1 No. warehouse with new loading bay and retaining wall and 1 No. site office.	Grant permission 25/10/2023
DC/23/67863	Land West Of Bridge Street, North Smethwick B66 2BJ	Proposed change of use from general industrial to treatment, remediation and recovery facility for contaminated soils, construction, demolition and excavation of waste with 1 No. soil treatment shed and 4 No. office/meeting rooms, 1 No. mess drying room, toilet block, store, weighbridge unit, picking station, decontamination unit, clean material area and 2 No. holding tanks and covered post treatment areas, oversized processing area, parking and the creation of a new vehicular access - Temporary planning permission for 3 years.	Grant permission 02/02/2024
DC/23/68279	1 - 3 Roebuck Lane, Smethwick B66 1BS	Proposed new workshop with offices at first floor and external stair case, extension to existing covered waste sorting shed, reduction in ground levels, new metal fencing and raising of fence height on Telford Way.	Under determination

A new energy from waste facility is currently under construction at Kelvin Way in West Bromwich (planning permission DC/21/66007). Once operational the facility will divert 395,000 tonnes of non-recyclable household and business waste to generate 44MW (gross) of partially renewable baseload energy per annum.

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 2023/2024 no applications were determined that had to consider the prior extraction of minerals.

Evidence for the emerging Sandwell Local Plan suggests that there are no viable sites for primary mineral extraction left in the borough.

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.