



SANDWELL LOCAL PLAN REVIEW -EXAMINATION IN PUBLIC

March 2025

TOPIC PAPER - GYPSY AND TRAVELLER

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1. Introduction

- 1.1 This Gypsy and Traveller and Travelling Showpeople Topic Paper has been produced to accompany the Submission version of the Sandwell Local Plan. It sets out key information and data and explains the approach taken to gypsy / traveller and travelling showpeople provision and the process taken to try to identify additional sources of supply.

2. National Policy

- 2.1 The National Planning Policy Framework (NPPF) is the principal document that sets out national planning policies for England. For the purposes of the SLP, the relevant version of the NPPF was published in December 2023.

- 2.2 NPPF Paragraph 60 states that to support the objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.

NPPF paragraph 63 states:

“...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) ...travellers...”

NPPF footnote 28 states:

“Planning Policy for Traveller Sites sets out how travellers’ housing needs should be assessed for those covered by the definition in Annex 1 of that document.”

Paragraph 69, continues stating that:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

a) specific, deliverable sites for five years following the intended date of adoption³⁵; and

b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.”

- 2.3 NPPF footnote 41 makes clear that a five-year supply of deliverable sites for travellers as defined in Annex 1 to Planning Policy for Traveller Sites should be assessed separately, in line with the policy in that document.

- 2.4 The Government’s overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community. Local planning authorities are required to make provision for traveller sites to meet objectively assessed needs, working collaboratively with neighbouring authorities. Provision needs to be made for gypsies / travellers and travelling showpeople.

- 2.5 For the purposes of planning policy, “gypsies and travellers” are defined as:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

In determining whether persons are “Gypsy and Travellers” for the purposes of this planning policy,

consideration should be given to the following issues amongst other relevant matters

- a) *Whether they previously led a nomadic habit of life*
- b) *The reasons for ceasing their nomadic habit of life*
- c) *Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances*

For the purposes of planning policy, “travelling showpeople” are defined as:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.

3. Planning Policy for Traveller Sites

3.1 In 2015 the Government published an updated ‘Planning Policy for Traveller Sites’ (PPTS) setting out Local Planning Authorities’ requirements to plan for Gypsies and Travellers. This was updated in December 2023 to reintroduce those who have ceased to travel permanently under the definition.

3.2 The PPTS sets out national planning policy on Gypsies and Travellers to be read in conjunction with the National Planning Policy Framework (NPPF), which was updated in December 2023.

3.3 The PPTS confirms that Local Planning Authorities (LPAs) should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople that address the likely permanent and transit accommodation needs of Gypsies and Travellers. To achieve this, LPAs should, in producing their Local Plan:

- identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets;
- identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15;
- consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a Duty to Cooperate on planning issues that cross administrative boundaries);
- relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population’s size and density; and
- protect local amenity and environment.

3.4 The PPTS confirms that criteria should be set to guide land supply allocations where there is identified need, and plans should include criteria-based policies to provide a basis for decisions should proposals for pitches / plots come forward through a planning application.

3.5 The PPTS states at paragraph 11 that:

“Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.”

3.6 As per paragraph 13, local planning authorities are required to ensure that their policies:

- a. *promote peaceful and integrated co-existence between the site and the local community*
- b. *promote, in collaboration with commissioners of health services, access to appropriate health services*
- c. *ensure that children can attend school on a regular basis*

- d. *provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment*
- e. *provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development*
- f. *avoid placing undue pressure on local infrastructure and services*
- g. *do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans*
- h. *reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.*

3.7 PPTS paragraph 16 confirms Traveller sites (both temporary or permanent) are inappropriate development in the Green Belt, and that subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm to establish very special circumstances.

4. Gypsy and Traveller Need

4.1 The latest full assessment of the accommodation needs for the Gypsy and Traveller community is the [Black Country Gypsy and Traveller Accommodation Assessment \(2022\) \(GTAA 2022\)](#), which was undertaken by RRR Consultancy Ltd.

4.2 At the time of the fieldwork the GTAA (2022) identified five Travelling Showpeople yards within Sandwell with a total of 18 plots and 16 pitches for Gypsies and Travellers.

4.3 The GTAA 2022 identified a need between 2021/22 and 2040/41 of:

- Travelling Showpeople accommodation need of 32 plots.
- Gypsy and Travellers:
 - PPTS definition need of 14 pitches
 - Ethnic definition need of 18 pitches

An overview of the need identified by the GTAA 2022 is set out in the table below.

Table 1: GTAA 2023: Pitch requirement 2021/22 to 2040/41

Years	2021 - 2026	2026- 2031	2031 - 2036	2036 - 2041	2021 - 2041
G&T Pitches – PPTS Definition	5	3	3	3	14
G&T Pitches – Ethnic Definition	9	3	3	3	18
Travelling Showpeople Plots	20	4	4	4	32

4.4 The consultants for the GTAA agreed that to extend the GTAA timeframe from 2039 to 2041 would result in one additional pitch and plot requirement.

5. Supply

5.1 Safeguarded sites

The safeguarding of existing sites from being redeveloped for alternative use provides no net supply of pitches. However, it does ensure that pitches remain available to help meet the accommodation needs of future generations and prevents need being exacerbated through net

loss of supply.

Therefore, it is proposed to allocate the following to safeguard its use:

- Brierley Lane – SG2

5.2 Identified sites

The Reg 18 Draft Plan identified a vacant site as suitable for Gypsies and Travellers that could provide ten pitches:

- Brierley Lane – SG1

The site previously housed 15 pitches but was subsequently demolished to assist the provision of updated pitches on the adjoining site and was therefore found suitable and available.

6. **Site Selection**

6.1 Call for Sites

In 2017- 21 a call for sites (CfS) exercise took place as part of the preparatory work for the BCP, seeking the submission of potentially suitable development sites. A further call for sites specifically for Sandwell was undertaken alongside the Issues and Options consultation in February - March 2023 inviting the submission of sites to be considered for development. The accompanying questionnaire (Appendix 1) sought clarification on whether any proposed sites could include provision for a Gypsy and Traveller / Travelling Showpeople site and if so whether all or part of the site could be used as a Gypsy and Traveller site.

6.2 23 sites were submitted through the CfS, with eight sites submitted for assessment through the Reg 18 Draft Plan Consultation. None of the sites submitted stated that they were available for use as a Gypsy and Traveller site.

6.3 As part of the site selection process, all sites were assessed initially to see if they were suitable for development for residential/ employment or Gypsy and Traveller use.

6.4 The following criteria were used to identify and filter out those sites that were not considered to be suitable for allocation:

Hard constraints

- Site of Special Scientific Interest / Special Area of Conservation
- Ancient woodland / veteran tree
- Local Nature Reserve
- Site of Importance for Nature Conservation
- Flood Zone 3
- Registered Park and / or garden
- Scheduled ancient monument
- Operational burial ground
- Common land
- Green belt
- Ancient hedgerow
- Strategic open space

Employment sites

- Have planning permission for employment use;
- Scored 20+ in the BEAR refresh – such sites were important for employment supply

purposes;

- Sites in a Preferred Area for New Waste Facilities or that were identified as Strategic Waste Sites;
- Site with hard constraints;
- Landowner advised that the site would be retained in employment use.

Other constraints

- Existing residential use / site
- Operational sites (education, leisure, utilities, places of worship, canal network, transport infrastructure)
- Open space not considered surplus by current standards
- Sites <0.4ha (employment land) and <0.25ha (housing land) with no “call for site” response submitted
- Local authority land with no “call for site” response submitted
- HSE consultation zone 1 (for residential)
- Withdrawn sites, unless significant

6.5 Sites were also filtered out:

- Where the landowner was expressly unwilling to develop them (including significant withdrawn sites)
- With one or more significant planning constraints that could not be mitigated
- Where they had planning permission for housing use – sites were included however where implementation was uncertain and where they had a capacity of 50+ homes, to safeguard current supply;
- Where the site was affected by a hard constraint;
- Where sites lay in an area forming part of a current Masterplan;
- Where planning permission had been granted for alternative use (not housing) on a currently allocated site.

6.6 Sites were assessed for potential Gypsy and Traveller site provision where they were between 0.5 – 1ha in area and met the following criteria in policy:

- a. The site should be suitable as a place to live, particularly regarding health and safety, and the development should be designed to provide adequate levels of privacy and amenity for both occupants and neighbouring uses;
- b. The site should meet moderate standards of access to residential services as set out in draft Policy SHO2;
- c. The site should be located and designed to facilitate integration with neighbouring communities;
- d. The site should be suitable to allow for the planned number of pitches, an amenity block, a play area, access roads, parking and an area set aside for work purposes where appropriate, including, in the case of travelling show people, sufficient level space for outdoor storage and maintenance of equipment;
- e. The site should be served, or be capable of being served, by adequate on-site services for water supply, power, drainage, sewage and waste disposal (storage and collection).

6.7 155 sites were considered unsuitable for this use and rated red. A rationale was provided in each allocation, but the main reasons were the size of the site (less than 0.5ha or more than 1ha) and that the ideal siting criteria could not be met.

6.8 Following the initial site assessment, one site was excluded from further assessment as it formed part of the masterplan for West Bromwich:

- George Street, West Bromwich

Nine sites were felt to be suitable for this use in principle and given an amber rating.

One site was not considered available as it was an area of Community Open Space that was within an area with a shortage of open space and so was excluded:

- Blakedon Road Open Space

Of the remaining eight sites, seven were within private land ownership. The Council wrote to all seven landowners (Appendix 2 contains a sample copy of the letter) to understand if they were willing to have their site considered in whole or part for allocation as a Gypsy & Traveller site. No responses were received that gave approval for Gypsy and Traveller use and so the sites were therefore not considered to be available:

- Alma Street, Wednesbury

- Elbow St Old Hill Bank Street (West),
- Hateley Wellington Road, Tipton
- Boat Gauging House, Factory Road, Tipton
- Summerton Road, Oldbury
- Land adjacent to Droicon
- Industrial Estate, Portway Rd, Rowley Regis

The last site was Council owned and was investigated further to see if it was available / deliverable:

- Land between Addington Way and River Tame, Temple Way

It was found that it was not acceptable / deliverable due to access issues, millennium forestry planting, topography and presence of overhead pylons.

6.9 Therefore, no new land supply was identified for Gypsy & Traveller use.

7. 5-Year Need Assessment

7.1 The PPTS requires local planning authorities to identify and update annually a supply of deliverable sites sufficient to provide five years' worth of sites against need. This requirement relates to Gypsies and Travellers who meet the definition set out in Annex 1 and is separate from the housing supply that is required to be demonstrated by the NPPF.

7.2 The pitch target in SHO9 is informed by the GTAA 2022. The breakdown of need identified in the GTAA, and as set out in Table 1 and paragraph 4.3 above, is used as the basis for calculating the land supply position.

7.3 The Council's updated assessment of the land supply position of Gypsy and Traveller pitches at the point of the publication of the Proposed Submission Plan is set out in Table 2 below.

Table 2 – Summary 5-Year Supply Position

	PPTS Definition	Ethnic Definition
a) Need from GTAA 2021 - 2024	3 ¹	5.4
b) Completions 2021 - 2024	0	0
c) Surplus (+) / shortfall (-) 2021 - 2024	-3	-5.4

¹ The GTAA identifies a need in the first 5 year period (2021/22-2025/26) of 5 pitches i.e. 1 pitch per year. The need for 2021/22-2023/24 is therefore 3x1 pitch.

d) 5-year need from GTAA 2024 - 2029	3.8 ²	4.4
e) 5-year monitoring requirement 2024 - 2029	6.8 ³	9.8
f) Annual monitoring requirement 2024 - 2029	1.36 ⁴	1.96
g) Deliverable supply 2024 - 2029	10	10
h) Total deliverable supply in years 2024 - 2029	7.35 ⁵	5.10

7.4 Therefore, at the point of publication of the proposed submission plan the Council can demonstrate a 5-year supply of deliverable pitches against the PPTS and Ethnic definitions in the Submission Plan.

8. Total need

8.1 As set out in Table 1 the total need requirements identified in the GTAA 2022, are 14 pitches for Gypsies and Travellers and 32 plots for Travelling Showpeople. Only one site for ten pitches has been identified as suitable and deliverable for Gypsies and Travellers; no plots have been identified for Travelling Showpeople. There is therefore a shortfall of four pitches for Gypsies and Travellers.

8.2 The remaining need is very modest and applications for windfall proposals that accord with Policy SHO9 will be considered by the Council. However, it does mean that the Council is not able to help neighbouring authorities with their shortfall.

9. Duty to Cooperate

9.1 Other options for meeting unmet need included contacting neighbouring authorities to explore if they could assist with meeting them through the Duty to Cooperate.

9.2 In June 2024 the Council wrote to 18 Local Authorities (Appendix 3) enquiring about their local plan timetable, and whether they could meet their own housing and Gypsy and Traveller need; the table below is a summary of their responses:

Table 3 - Summary of responses to DtC Letters

Local Authority	Local Plan Adoption Date	Meeting Housing Need Y/N?	Contribution to unmet Housing Need (Number)?	BC, BCC or Wider HMA?	Meeting G&T Need Y/N?	Growth Study Y/N?	Agree method of apportionment at HMA Development Needs Group
Birmingham	Late 2026	No	No	N/A	Yes	Yes	Yes
Bromsgrove	Timetable under review	Yes	3,400	Redditch	Unknown	No response	No response
Redditch	Timetable and plan period under review	3,400 dwellings from	No	N/A	Unknown	No response	No response

² The GTAA identifies a need in the first 5 year period (2021/22-2025/26) of 5 pitches i.e. 1 pitch per year. Beyond the initial 5-year period, the need is identified as 9 pitches over the remaining 15 years (2026/27-2040/41). This is further broken down into periods, and for the 5 years 2026/27-2030/31 a need of 3 pitches is identified i.e. 0.6 pitches a year. The identified need of 3.8 pitches therefore comprises 2 pitches in the years 2024/25-2025/26 and 1.8 pitches for the years 2026/27-2028/29.

³ The shortfall of 3 pitches at c) + 5 year need at d) (3.8) = 6.8 pitches

⁴ 6.8/5 = 1.4 pitches

⁵ 10/1.36 = 7.35

Local Authority	Local Plan Adoption Date	Meeting Housing Need Y/N?	Contribution to unmet Housing Need (Number)?	BC, BCC or Wider HMA?	Meeting G&T Need Y/N?	Growth Study Y/N?	Agree method of apportionment at HMA Development Needs Group
		Bromsgrove					
Cannock	Summer 2025	Yes	500	HMA	No	No response	No response
Dudley	2025/26	No	No	N/A	No	Yes	Yes
Lichfield	Jan / Feb 2027	Unknown	Unknown	N/A	Unlikely	Yes	Yes
North Warwickshire	No response						
Sandwell	January 2026	No	No	N/A	No	Yes	Yes
Shropshire	2024/25	Yes	1,500	BC	No	Yes	Yes
Solihull	No response						
South Staffordshire	Winter 2025/26	Yes	640	HMA	No	Yes	Yes
Stafford	October 2024	Yes	No	N/A	Yes	No response	N/A
Stratford	December 2027	Unknown	Unknown	N/A	Unknown	Yes	Unknown
Tamworth	Review – December 2026	Currently unknown	No	N/A	No need identified	Yes – no funds	Yes
Telford	Reg19 Winter 2024	Yes	1,600	BC	Unknown	No response	Unknown
Walsall	No timetable for review yet	No	No	N/A	Unknown	Yes	Yes
Wolverhampton	No response						
Wyre Forest	No response						

9.3 Of those that responded the majority could not meet their identified Gypsy and Traveller need, and therefore were not able to help with Sandwell's shortfall.

10. Conclusion

10.1 Sandwell Council have identified a 5-year supply of Gypsy and Traveller pitches; however, the total need to 2041 cannot be met and there is a shortfall of four pitches.

Appendix 1- Call for Sites Questionnaire

Sandwell Local Plan - Call for Sites Form

Sandwell MBC is inviting landowners, developers and other bodies to put forward sites in Sandwell to be considered as part of the Sandwell Local Plan Review for different land uses.

This form asks you to provide details about the site including location, ownership, current use, access, constraints, services and possible future use. Please provide as much information as possible to ensure your site proposal can be carefully considered. You can submit as many sites as you wish by completing a separate form and site boundary for each site.

Call for Sites submissions should only be made for sites within Sandwell.

It should take around 15 minutes to complete the information for each site you wish to put forward, depending on the amount of detail you wish to provide.

Prior to completing this questionnaire please read the guidance available at www.Sandwell.gov.uk

If you are acting on behalf of someone else, you will be asked to provide their details. In line with planning law, all responses will be available for public inspection, we therefore encourage you to avoid providing sensitive information that you do not wish to be published.

The information you provide will be used to help prepare the Sandwell Local Plan and will be shared with other employees or agencies (such as the Planning Inspectorate) who may be involved with the process. Please note that the local authority is obliged to make the Call for Sites submissions available for public inspection. This means that, with the exception of telephone numbers, email addresses and signatures, your comments and other personal details that you provide will be publicly available. We therefore encourage you to avoid providing sensitive information that you do not wish to be published.

If you have any queries about the questionnaire please contact
Sandwell_LocalPlan@sandwell.gov.uk

Please complete and submit by Monday 20th March.

The information that you provide is subject to the provisions of the Data Protection Act 1998. We may share this information with the general public as part of the statutory requirements under the Planning and Compulsory Purchase Act 2004. Your personal details may be shared with other departments and partner organisations to ensure our records are kept accurate and to keep you informed of future consultation documents. Please note that representations will be made available for public inspection, this means that with the exception of telephone numbers, personal email addresses and signatures, your comments and other details that you provide will be publicly available for inspection and will also be published on the internet.

Please provide your up-to-date contact details. If you are acting on behalf of someone else, you will be asked to provide their details later in the questionnaire. Fields marked *will not be shared with anyone outside the [Sandwell Local Plan](#) review process. The contact details you provide will be held securely but we are required to publish your name and / or organisation alongside your submission.

1. Title

2. First Name

3. Last Name

4. Organisation/Company Name (where relevant)

5. Address Line 1*

6. Address Line 2*

7. Address Line 3*

8. Post Code*

9. Email Address*

10. Phone Number*

11. Are you acting on behalf of someone else? Tick one only.

- No
 Yes - on behalf of someone else (you must provide details in Q39)

The following questions ask about the ownership of the site and vehicle access

12. What is your / your client's interest in this site? If you are an agent, please answer on behalf of your client only. Please select all that apply.

- Sole owner
 Part owner
 Potential Purchaser
 Developer - you intend to construct the development yourself if the site is allocated and planning permission is subsequently obtained.
 Operator - you intend to operate the development yourself, e.g. manufacturer, hotel, mineral extraction.
 Public Body or Utility Company
 Amenity / Community Group
 Local Resident
 Other - Please specify.

If other, please specify.

13. Please provide details of the other owner(s) if known.

14. Does the other owner(s) support your proposals for the site? Tick one only.

- Yes No Don't know

15. Is there direct vehicle access to the site i.e. from a public road? Tick one only.

- Yes No Don't know

16. Please provide information about the ownership (if known) of any land that would be needed to provide vehicle access.

The following questions ask about the location of the site. You are required to map the location of the site using a link on the consultation website once you have completed this questionnaire.

17. Site Name

18. Site Address

19. Postcode

20. Site Area in Hectares

21. Site Area in Hectares of land suitable for development, if different to above

22. Please provide a brief summary of the current use(s) of this site or last known lawful use(s)

The following questions ask what you think the site could potentially be used for, what services are available and any related constraints on the site.

23. What use or mix of uses do you propose for this site? Please tick all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Private Market Housing | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Affordable Housing | <input type="checkbox"/> Open Space or Sports Pitches |
| <input type="checkbox"/> Industry or Storage (Use Classes B1b/c, B2 or B8) | <input type="checkbox"/> Community Facilities (including health or education) |
| <input type="checkbox"/> Offices (Use Class B1a) | <input type="checkbox"/> Sports / Leisure |
| <input type="checkbox"/> Gypsy and Traveller/ Travelling Showpeople Site | <input type="checkbox"/> Any other use (please specify below) |
| <input type="checkbox"/> Waste Management | |
| <input type="checkbox"/> Mineral Extraction | |

Any other use or a more specific proposed use for the site e.g. type of employment or type of open space please specify

24. If housing or employment is proposed, please specify how many homes or how many hectares of employment land you think could be accommodated on the site.

25. If housing is proposed, can all or part of the site be used as a Gypsy and Traveller Site? Tick one only.

- Yes No Don't know

26. From November 2023 onwards, developers will be expected to provide on-site habitat restoration and improvement (known as biodiversity net gain), which will require them to provide a minimum of 10% extra habitat on site. Where this is not possible to achieve on or very near to the development site itself, developers can purchase biodiversity credits, which as a last resort can be used to deliver net gains elsewhere, even outside the borough itself. Sandwell Council is exploring the possibility of allocating a site or sites within Sandwell where ecological and biodiversity projects can be established, on which developers may choose to use their credits. This would see an overall biodiversity benefit being retained in the borough.

If you are aware of or own a site that you think may be suitable as a site for a long-term ecology project (minimum 30 years), and would like to suggest it for allocation, please let us know about it. Not all sites will be suitable, especially where they already contain sensitive or rare habitats, species or geology, but we can arrange for an assessment of your site to check its suitability.

Please include brief details of the type of site it is in the box below and complete the rest of this form with further details as necessary.

Details for Site

27. What services are currently available at this site? Tick all that apply

- Mains water supply
- Mains sewage
- Electricity
- Gas
- Oil
- Broadband internet
- None
- Not Known

28. What constraints, if any, affect this site? Please provide details below for each constraint.

- Land in other ownership must be acquired to develop the site
- Restrictive covenants - what land uses do these prevent or require?
- Current use needs to be relocated
- Rights of way (public or otherwise) across the site
- Contamination known or suspected
- Previous mining activity known or suspected
- Public Open Space
- Flood risk / drainage problems
- Ground instability (not linked to mining)
- Watercourse / culvert / other water body
- Area of mature woodland / tree preservation order
- Undulating or steeply sloping ground
- Underground services
- Pylons crossing the site / sub – station
- Constraints on adjoining land e.g. railway line, noisy industry
- Protected species / habitats
- Historic building / landscapes
- None of these

Please provide supporting details for each constraint identified above.

29. If there is a current use of the site that needs to be relocated what arrangements are required to achieve this relocation? e.g. manufacturer currently on the site needs to move to a building of xx square meters with good access to the motorway.

Details for Site

30. What new infrastructure do you think will be required to support the development of the site?

- Major Roads
- Flood mitigation system
- Primary School
- Secondary School
- Local shops
- A new local centre
- A new park / open space
- Footpaths and cycleways
- Other

Please provide supporting details for the above.

31. Are there any existing or historic planning permissions on the site? If yes please include any details e.g. application reference number.

- Yes No Don't know

32. Is the land available immediately for development (subject to obtaining any necessary planning permissions)? Tick one only.

- Yes No Don't know

If no, please explain why not and give an estimated timescale for when it will become available.

33. Is there any current market interest in the site, other than from you / your client? Tick all that apply.

- Owned by developer
- Under option to developer
- Enquiries received from prospective purchasers / developers
- Site being marketed
- None
- Not known

Please provide further details of the market interest in this site.

Details for Site

34. Once started how many years do you think it would take to develop the site?

35. Do you think it is likely that there will be viability issues with developing the site that will require the use of external funding?

36. Have you previously contacted Sandwell MBC about this site? Tick one only.

Yes

No

If yes, please provide brief details e.g. who you contacted and when and the current position of discussions.

37. Please provide any additional comments you may have that are relevant to the site you are putting forward.

38. Each site will need to be visited to enable an assessment of the site. By completing this form, you consent to Council employees (or their representatives) visiting the site. Visits will be conducted unaccompanied wherever possible. Where there are reasons why an unaccompanied site visit would not be practical please indicate below so that alternative arrangements can be made.

Details for Site

If acting on behalf of someone else please provide details here

**Please provide the details of the individual or organisation you are representing.
Please ensure you have consent from the individual or organisation prior to providing their details. Fields marked *will not be shared with anyone outside the Core Strategy review process.**

39. Title

40. First Name

41. Last Name

42. Organisation / Company Name

43. Address Line 1*

44. Address Line 2*

45. Address Line 3*

46. Post Code*

47. Email Address*

48. Phone Number*

49. Has the landowner been informed of this Call for Sites submission? Tick one only.

Yes

No

Site Boundary

The boundary of your site must be mapped by **using the link on the consultation website**. This is a simple process and the boundaries of all mapped sites will be visible to the public.

If you would like us to consider other documents, such as draft layout plans, masterplans or design statements, please attach these to your site submission **using the link provided**.

If you have any problems using the website, please contact us at: [Sandwell LocalPlan@sandwell.gov.uk](mailto:Sandwell_LocalPlan@sandwell.gov.uk)

Following submission of your site boundary and other documents, please click below to approve submission of this form. You will not be able to edit your site details once your form is submitted.

Thank you for submitting your site details. An automatic acknowledgement will be provided to your email address. If you wish to submit details for further sites please complete a new form.

Appendix 2 – Letter to Landowners



My Ref:

Please ask for:

Email:

Date:

IN CONFIDENCE AND WITHOUT PREJUDICE

Dear Sir/ Madam

RE: Sandwell Local Plan-Future Gypsy & Traveller Site Provision-Landowner letter

Sandwell Council is consulting on a new Local Plan, known as The Sandwell Local Plan.

This will show how Sandwell will develop in the future and will provide policies that guide decisions on whether planning applications are granted.

Government planning guidance¹ requires us to contact landowners to ask them about their future intentions for their sites and land and to establish whether they are willing to develop their site for specific uses.

The specific purpose of this letter is to enquire if you, as the landowner will allow your site, or part of your site to be allocated in the Draft Local Plan for Gypsy and Traveller site provision, and, if you are so willing, over what timeframe.

An “allocated” site is one that has been assessed for certain types of future development such as housing or employment, and which has then been formally identified in the local plan for that purpose.

Sites must be available and suitable for the proposed use or development and **crucially must have landowners willing to see their land allocated for that use.**

We are writing to you with regards to land at **[Insert site details]** see plan at end of letter.

You have been identified as owning this land or acting as an agent for the owners of the site on planning matters.

Please bear in mind that your aspirations for a new use of your site will not guarantee that it will be allocated for that use. However, any information that you can provide will be of significant value in determining the availability and deliverability of different land uses as we work on preparing the new Plan.

Please let us know so that we can collate your information alongside that from other landowners. Any sensitive information you give us on your current or future intentions for the site will be treated in confidence; we may use outcomes from this survey of land- and site owners in an aggregated and anonymised way to support future work we undertake that may be in the public domain.

The Draft Local Plan is part of a public process and details of any potential changes in land use to Gypsy & Traveller site provision will be a matter of public record. Sites and land submitted to us will also need to be considered by the independent Inspector appointed to consider the soundness of the Sandwell Local Plan before it is adopted.

The deadline for contacting us to confirm your position is **Thursday 31st August 2023**. If we do not hear from you, we will assume that you **do not wish** your site to be allocated for Gypsy & Traveller site provision in the Draft Local Plan.

If you wish to discuss the content of this letter / email, please contact us by emailing Sandwell_LocalPlan@sandwell.gov.uk.

Further information on the Sandwell Local Plan can be found by visiting our web page at <https://www.sandwell.gov.uk/sandwelllocalplan> .

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 2018. The information you provide will only be used for the purposes of the preparation of the Local Plan as required by the Planning and Compulsory Purchase Act 2004 and may be used by the council to contact you if necessary regarding your submission. You will not be asked for any unnecessary information. To understand more about why we collect your information, what we do with your information, how you can access your information, your personal information rights, how and to whom to raise a complaint about your information, please visit our privacy notice page at <http://www.sandwell.gov.uk/privacynotices>

Thank you for your co-operation in this matter, and we look forward to hearing from you.

Yours faithfully,

Planning Policy Officer

[insert map of site]



By email:

From:

Email:

Date:

Dear Colleagues

Sandwell Local Plan – Duty to Co-operate

Sandwell Council wrote to in 2023 setting out its intention to produce a Local Plan for Sandwell following the demise of the Black Country Plan (BCP). Sandwell Council consulted on its Draft (Regulation 18) Local Plan in November/December 2023 and since then has been working towards the Publication (Reg19) version of the Plan with a view to undertaking consultation into its soundness at the end of 2024 and submitting the Plan to the SoS in early 2025.

The strategic matters, as set out in the previous letter, included meeting unmet housing need, meeting unmet employment need and some transport issues. It is the view of Sandwell Council that these strategic matters continue to be the principal cross boundary issues affecting the preparation of the Sandwell Local Plan (SLP).

The purpose of this letter is to outline the Council's preferred approach to the Duty to Cooperate (DtC) in respect of strategic housing issues, to seek your views on this approach and to request that your Council fully engages with this work. A separate letter will be sent regarding employment issues.

Background

Housing Provision

Using the Government's standard method, Sandwell needs to identify land for 29,773 homes between 2022 and 2041. However, the supply of suitable residential land based on the most recent evidence stands at 11,167 homes meaning there is an unmet need of 18,606 homes over this period. The SLP provides for just over one third of the Council's housing need on the land that is available in Sandwell. As of June 2024, Sandwell's unmet need contributes to a larger shortfall across the Black Country of approximately 42,000 homes, made up of Sandwell's shortfall plus the following components:

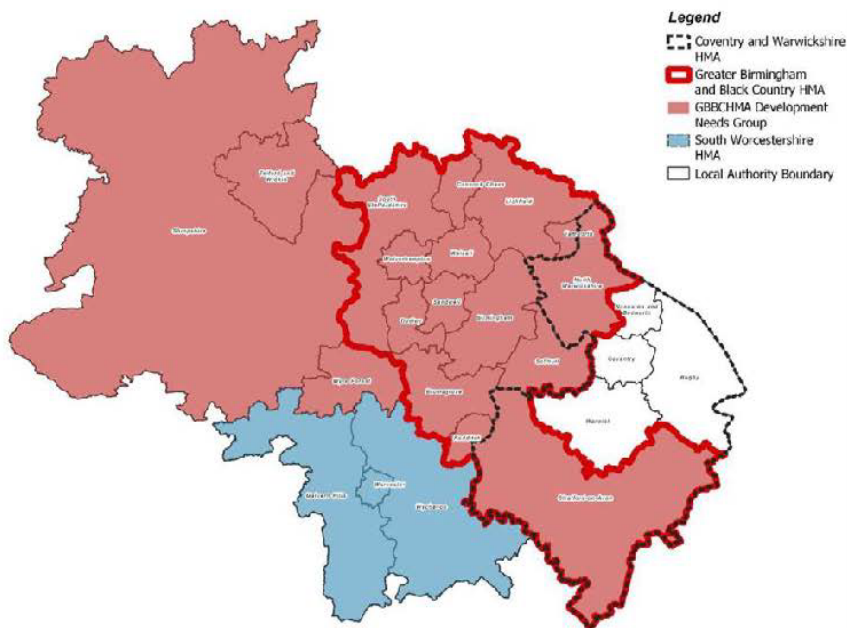
- Dudley – shortfall of 1078 homes 2022-41 as set out in the 2024 Regulation 18 Local Plan consultation <https://www.dudley.gov.uk/residents/planning/planning-policy/dudley-local-plan/draft-dudley-local-plan-consultation/dudleys-draft-local-plan-consultation-documents>
- Walsall – shortfall of 11,329 homes 2022-41 based on the Walsall SHLAA 2022. However, Walsall's housing shortfall is unclear at the moment given the uncertainty over the deliverability of some sites.
[https://go.walsall.gov.uk/sites/default/files/2022-09/Strategic Housing Land Availability Assessment 2022.pdf](https://go.walsall.gov.uk/sites/default/files/2022-09/Strategic_Housing_Land_Availability_Assessment_2022.pdf)
- Wolverhampton – shortfall of 11,400 homes 2022-42 as set out in the February 2024 Regulation 18 Issues and Preferred Options consultation.
<https://www.wolverhampton.gov.uk/planning/planning-policies/Wolverhampton-local-plan>

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In addition, the emerging Local Plan identifies a significant housing shortfall in the order of homes 2022-42 as set out in the 2024 Preferred Options consultation. Together, these emerging Local Plans indicate a housing shortfall of some across the Black Country and Birmingham Housing Market Area.

Previous discussions across the Birmingham and Black Country Housing Market Area (B&BCHMA) (as shown on the Map below) and a number of neighbouring Local Plan areas, indicated that contributions to addressing this shortfall have been made from a number of adopted and emerging Local Plans from other local authorities. However, it is anticipated that contributions secured or 'offered' to date will not make significant headway into addressing the shortfall, indicating a very substantial under-delivery of homes compared with identified needs.



Map: Birmingham and Black Country Housing Market Area (B&BCHMA) plus neighbouring Local Plan areas

Gypsy and Traveller Provision

Sandwell has identified a 14 pitch need for Gypsy and Traveller households over the plan period, including 8 pitches within the first 5-year period.¹ Through the site assessment process for the SLP, Sandwell identified provision for 10 pitches.

¹ Black Country GTAA 2022 <https://www.sandwell.gov.uk/downloads/download/493/sandwell-local-plan-housing-evidence>

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The Council explored all potential sites for their suitability for plots and pitches including council land and the potential to expand or new public site provision, it also engaged with site promoters through 'Call for Sites' to explore if they were willing to make part of their site available for a publicly run site, no new sites were identified.

Addressing the shortfall

As Sandwell Council and other Local Plan areas are reliant on contributions from the HMA and wider to meet identified housing needs, this letter is to determine whether Council is able to make any contribution to the wider shortfall, either through current or future local plan reviews. This request is consistent with the December 2023 National Planning Policy Framework (NPPF) which confirms the need for Local Plans to consider how they can accommodate need from neighbouring areas where it is practical to do so whilst achieving sustainable development through the Duty to Cooperate.

Therefore, as part of the DtC, please could you provide the following information:

- confirm the timetable for reviewing your Council's Local Plan, and the term of this Local Plan.
- confirmation of whether your adopted and emerging Local Plan is able to meet local housing needs in full within the administrative area.
- confirm how your adopted / emerging Local Plan is responding to the requirements of the NPPF outlined above and whether your council will be able to contribute to the overall unmet need in the wider HMA area.
- confirm whether this contribution will be for the Black Country, Birmingham, or for the wider HMA.
- confirmation of whether your adopted and emerging Local Plan is able to meet Gypsy and Traveller needs in full within the administrative area.

We anticipate that the responses to these questions will confirm that emerging Local Plan work will fail to address the identified shortfall and that further collaborative work will be needed to identify additional sources of land across the whole of the HMA and almost certainly beyond it. The most recent HMA-wide evidence designed to consider this issue is the 2018 Growth Study which a number of emerging Local Plans consider to be out of date. Sandwell Council is committed to an inclusive and comprehensive review and update of this work as the most effective vehicle to respond to the shortfall and we encourage to participate in order to shape its findings and recommendations. We note that the commissioning of this work is progressing through the HMA Development Needs Group.

Next Steps

Moving forward, we intend to use the responses to the questions set out above to prepare a Statement of Common Ground (SoCG) that will set out:

- the housing shortfall arising in individual plan areas across the whole of the HMA and those Local Plan areas which have an evidenced strong functional relationship with it – namely Shropshire, Telford & Wrekin, Stafford and Wyre Forest
- how individually and collectively individual plans are responding to the shortfall,
- confirm the position of individual Local Plan areas to participating in a review and update of the 2018 Growth Study

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- agree the method by which current and potential contributions to addressing the shortfall are apportioned to those Local Plan areas with an evidenced shortfall. We suggest that this approach is discussed at forthcoming meetings of the HMA Development Needs Group.

We would be grateful if you could confirm that your Council would be willing to be party to this SoCG.

The Council would be grateful if you could respond to the issues raised in this letter by Friday 5th July 2024. This will enable the Council to make progress with DtC issues prior to the Publication of the Sandwell Local Plan later this year.

Yours faithfully

Assistant Director: Spatial Planning and Growth

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