



# Local Plan Monitoring Report 2016 - 2023

*(Authority Monitoring Report)*

Monitoring Years April 2016 – March 2023



**Walsall Council**

# Walsall Council Authority Monitoring Report 2016-2023

## About this report

The [Planning and Compulsory Purchase Act 2004](#) requires the council to prepare an Authority Monitoring Report (AMR) that explains the progress the council are making in preparing new local plans, and the extent to which the policies in our existing plans are being achieved. We also have to set out the number of new homes that have been provided and how we have worked with other local authorities and external bodies under the Duty to Co-operate.

An updated AMR should be prepared at least every 12 months. Unfortunately, for a variety of reasons, the most recent AMR we prepared was for the period 2015-16. This AMR therefore seeks to provide a 'catch up' to show what has happened since 2016. As we prepare to start work on the Walsall Borough Local Plan, this AMR also gives an opportunity to review how successful the policies in all our existing development plan documents have been. Therefore, indicators which have not been monitored throughout this AMR period have been moved to the Appendices section and included within either 'not monitored' or, 'duplicate indicators'.

The council prepares and monitors a number of plans for various purposes. This AMR however only relates to documents that form part of the development plan, which is the formal name for the local plan. The development plan is used to determine planning applications and to allocate land for different uses.

In some cases, the indicators relate to more than one policy, while in others the matters that the related indicators refer to are different to the policies themselves. Some of the indicators are duplicated or are very similar between the different documents that currently comprise our local plan.

This document is generally laid out in the order of topics and policies in the Black Country Core Strategy (BCCS), with related policies and indicators from the Unitary Development Plan (UDP), Site Allocation Document (SAD) and Town Centre Area Action Plan (AAP) in the same section. The Appendix sets out policy indicators that have not been monitored or considered as a duplicate of another indicator.

If you have any difficulty in understanding the information provided or would like further information about any of the issues raised in this report please contact:

[planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk)

This document uses a number of technical terms. Where they are first used, they are stated in full with their abbreviation given in brackets. Where they are used subsequently, only the abbreviation is used.

This document reflects the situation as at 31 March 2023.

## **Contents**

**About this report**

**Contents**

**Figures and Tables**

**Our Local Plans**

**About Walsall**

**Implementation of Local Plan Policies**

**Spatial Strategy and Delivery**

BCCS Policy Indicators

**Housing**

BCCS Policy Indicators

UDP Saved Policy Indicators

SAD and AAP Policy Indicators

**Industry and Warehousing**

BCCS Policy Indicators

UDP Saved Policy Indicators

**Centres and Retail**

BCCS Policy Indicator

**Transport and Accessibility**

BCCS Policy Indicators

**Environment**

BCCS Policy Indicators

UDP Saved Policy Indicators

**Waste**

BCCS Policy Indicators

**Minerals**

BCCS Policy Indicators

SAD Policy Indicators

**Section 106 Contributions 2016-2023**

**Local Development Order Monitoring**

**Compliance with Duty to Cooperate**

**Community Involvement**

**Appendix: Indicators not Measured or Duplicated**

Duplicated

Not Measured

## Figures and Tables

Figure 1: Graph showing Walsall SHLAA Housing Trajectory from 2006-07 to the projected 2025-26.

Figure 2: A graph setting out the percentage of local authority collected waste diverted from landfill from period of 2006 to 2023 per year.

Figure 3: A graph illustrating the total number of flying tipping incidents in Walsall from the period 2004 to 2023 per year.

Table 1: Walsall Housing Trajectory (2006-26) as of April 2023.

Table 2: Actual and Projected Housing Completions in Regeneration Corridors, Strategic Centre and Other Area.

Table 3: Figures since 2006 (the start date for the housing targets in the BCCS) and 2011 (the adoption date of the BCCS).

Table 4: Annual gross affordable housing completions from 2015 – 2023.

Table 5: Completed developments of 15 or more dwellings in Walsall.

Table 6: Total Employment Stock (hectares).

Table 7: Quality of Employment Land (hectares).

Table 8: Supply of readily available employment land 2009 - 2023.

Table 9: Target for the Walsall Strategic Centre as set out in BCCS Policy CEN3.

Table 10: Details of the total floor space developed in strategic centres covering a range of use classes over the monitoring period 2015 to 2023.

Table 11: Details of the total floor space developed in edge of centres covering a range of use classes over the monitoring period 2015 to 2023.

Table 12: Details of the total floor space developed in district centres covering a range of use classes over the monitoring period 2015 to 2023.

Table 13: Details of the total floor space developed in local centres covering a range of use classes over the monitoring period 2015 to 2023.

Table 14: Details of the total floor space developed in out of centres covering a range of use classes over the monitoring period 2015 to 2023.

Table 15: The specific targets for development to improve key areas of Walsall in the strategic centre and regeneration corridors.

Table 16: Municipal solid waste targets from BCCS and WM1d: Minimum diversion from landfill.

Table 17: Achievements for the diversion of LACW waste from landfill.

Table 18: The total number of flying tipping incidents in Walsall from 2004 to 2023.

## Our Local Plans

The list of local plans is set out in the [local development scheme](#) . These currently comprise:

- Walsall Unitary Development Plan (UDP) (adopted in 2005)
- Black Country Core Strategy (BCCS) (adopted in 2011)
- Walsall Site Allocation Document (SAD) (adopted in 2019)
- Walsall Town Centre Area Action Plan (AAP) (adopted in 2019)

These documents are supported by a number of supplementary planning documents and other guidance that provide more information to explain how we apply these local plan policies. The local development scheme lists these supplementary planning documents, although there is no longer a legal requirement to do so.

Some of the policies in the UDP are no longer in effect. A small number were not 'saved' under legislation that came into effect in 2008, whilst other UDP policies have been replaced by the newer local plans listed above. The BCCS sets out strategic policies such as the total number of new homes that we expect to provide. The SAD and AAP show how these policies will be applied at the local level, for example they allocate particular sites for development.

The BCCS was prepared and adopted jointly by the four Black Country local authorities, Dudley, Sandwell, Walsall and City of Wolverhampton. From 2016 onwards, we began to prepare the Black Country Plan (BCP) that would have replaced the BCCS. However, in the autumn of 2022 the authorities resolved to cease work on the BCP and to prepare instead individual local plans. In Walsall, this plan is to be called the Walsall Borough Local Plan (WBLP).

This AMR covers the period ending in March 2023. At that time it was expected that the initial draft of the Walsall Borough Local Plan WBLP (the issues and options report) would be consulted upon in September to October 2023. In Spring 2023 however the Government consulted on changes to the National Planning Policy Framework (NPPF). The NPPF is a document that sets out strategic policies that councils should follow when preparing local plans and determining planning applications. The changes would, if implemented, have significant implications for the content of the WBLP.

The council, in common with many other local authorities, is therefore delaying the preparation of the WBLP. A revised local development scheme will be published in due course.

## About Walsall

Local plans do not exist in isolation. They are an essential tool for achieving the social, economic and environmental needs and objectives of the area. Walsall is a large urban area with an industrial base. It forms part of the Black Country which was named after the rich coal seams that were mined for centuries and helped to create the Industrial Revolution. Traditional industries have declined and in many cases their sites have been redeveloped for housing and other uses, but important businesses remain. The population of the area fell for several decades up to the start of the 21<sup>st</sup> century as residents moved out to more rural areas, but this is now growing again.

This provides a challenge to the planning process as the supply of land for homes and jobs is running out. Over one third of Walsall's land area (38km<sup>2</sup>) is Green Belt and around 20% is classified as Urban Open Space or Greenspace. There are significant areas of ecological value, within the Green Belt and in the urban area, including some previously developed land. Most of our centres are in poor condition, with large numbers of vacant former shops, but we also have many valuable heritage assets, including 18 conservation areas, registered parks and gardens, listed buildings and locally listed buildings.

Our local plans contain indicators that show the extent to which the policies are being effective in addressing these issues.

## Implementation of Local Plan Policies

Most local plan policies have monitoring indicators attached. These set out targets or other means of measuring whether the policies are successful. The policies and indicators are set out below in the order that the topics to which they relate are listed in the BCCS.

Many UDP policies were replaced when the BCCS was adopted, while others were replaced by policies in the SAD or AAP. The policies in the later documents do not in most cases precisely match the policies or indicators in the UDP. The SAD and AAP are 'tier two' plans intended to fit in the framework provided by the BCCS. The indicators in the SAD and AAP therefore provide more detail about how the BCCS policies have been applied.

This monitoring report covers the period from 1 April 2016 to 31 March 2023, during which time the SAD and AAP were adopted and replaced some policies in the UDP. Information about indicators that were introduced by the SAD and AAP is only shown from the date of adoption of these documents in January 2019. Information about indicators in the UDP that have been replaced by the SAD or AAP is only shown up to that date.

This report uses a "Red, Amber, Green" (RAG) system to show how well progress is being made towards the targets.

- **Red:** progress is significantly behind target
- **Amber:** some progress is being made towards the target but the target is not being met
- **Green:** progress is on-target, or the target has been met

The adoption of the BCCS in February 2011 resulted in some indicators that were formerly in the Unitary Development Plan (UDP) being superseded while other new indicators were introduced. In the case of the new indicators, in most cases these relate to Black Country-wide targets. We have therefore reported the contribution that developments in Walsall have made to these targets. Only the UDP indicators that remained in place for all or part of the 2016-2023 period are reported in this document.

At the time of preparation of the BCCS, national Government guidance required the use of national Core Output Indicators (COIs) as well as Local Output Indicators (LOIs). This guidance was withdrawn in March 2012 but the COIs have been retained where they are relevant to local plan policy and where they do not duplicate the LOIs in the BCCS.

The BCCS LOIs generally refer to progress across the Black Country as a whole. However, unless stated otherwise, the achievements set out in the tables below only refer to developments in Walsall. The main exceptions are some of the indicators on waste and minerals, as several of the BCCS targets relate to the Black Country. These tables therefore include data for the Black Country as well as for Walsall Borough, for comparison. Progress towards key targets across the entire Black Country are summarised in chapter 8.

Given the length of time since the UDP and BCCS were adopted, some of the indicators are no longer fit for purpose. The information they require is not collected, or they do not reflect the intentions of the policy to which they relate. These issues are described in the comments against each policy below.

## Spatial Strategy and Delivery

Chapter 2 of the BCCS sets out the vision, sustainability principles, spatial objectives, spatial strategy and delivery mechanism for the plan, including policies CSP1 to CSP5, and DEL1 to DEL2.

These policies provide targets for different types of development (CSP1 and CSP2), environmental infrastructure (CSP3), place-making (CSP4) and transport (CSP5), but the supporting text states that they will be delivered and monitored through arrangements set out for individual policies in the BCCS.

### BCCS Policy Indicators

#### BCCS Policy DEL1: Infrastructure Provision

**Indicator:** LOI DEL1 – Adoption of Local Development Documents setting out details of full range of infrastructure to be provided or supported.

**Target:** 100% by 2026

**Achievement:** The SAD and AAP were adopted in January 2019 but do not set out details of infrastructure. Site-specific policies in the UDP remain in effect for the district centres. However, no significant new or upgraded infrastructure is required to enable most of the proposals in these documents.

A decision was made in 2016 to abandon the introduction of the Community Infrastructure Levy. Funding for infrastructure continues to be provided through section 106 agreements made in connection with individual planning applications.

**RAG rating:** Amber

#### BCCS Policy DEL2: Managing the Balance Between Employment Land and Housing

**Indicator:** LOI DEL2a: Adoption of Site Allocation Document and Area Action Plans as per Local Development Scheme.

**Target:** 100% by 2026

**Achievement:** The SAD and AAP were adopted in January 2019 but do not set out details of infrastructure. Site-specific policies in the UDP remain in effect for the district centres. Only one district centre, Willenhall, contains employment land.

**RAG rating:** Green / Amber

Indicators LOI DEL2b and LOI DEL2c are about employment land. Details about them are therefore in the Industry and Warehousing section below.



## Housing

The delivery of housing in sustainable locations is a key objective of the planning system. As well as recording achievements against the targets for individual development plan policies, regulation 34 of the Town and Country Planning Regulations 2012 requires the AMR to report the number of new dwellings completed over the monitoring period. Both the UDP and the BCCS policies contain targets in relation to housing. The NPPF states that these targets should be turned into a trajectory showing the number of dwellings expected to be built each year.

Where the development plan is more than five years old however, national policy now requires the housing target to be determined in accordance with the [standard method](#). The target required by the standard method is significantly higher for Walsall than that required by the BCCS. More information about the housing target required by the standard method, the number of homes delivered to meet this target, and Walsall's current housing land supply, is contained in the [Strategic Housing Land Availability Assessment](#) (SHLAA).

The standard method was introduced in 2018. Prior to that, the housing targets were those in the development plan. The BCCS housing targets therefore remained in effect for some of the period that is the subject of this AMR. The trajectory under indicator HOU1 below takes account of the introduction of the standard method.

The SAD, AAP, UDP and BCCS also provide more detailed monitoring indicators relating to housing. These are set out below.

### BCCS Policy Indicators

#### BCCS Policy HOU1: Delivering Sustainable Housing Growth

**Indicator:** COI HOU1a: Housing Trajectory indicators

**Target:** In accordance with housing trajectory set out in BCCS Appendix 4.

**Achievement:** Walsall Housing Trajectory (2006-26) as of April 2023 is set out in Table 1.

**Table 1: Walsall Housing Trajectory (2006-26) as of April 2023.**

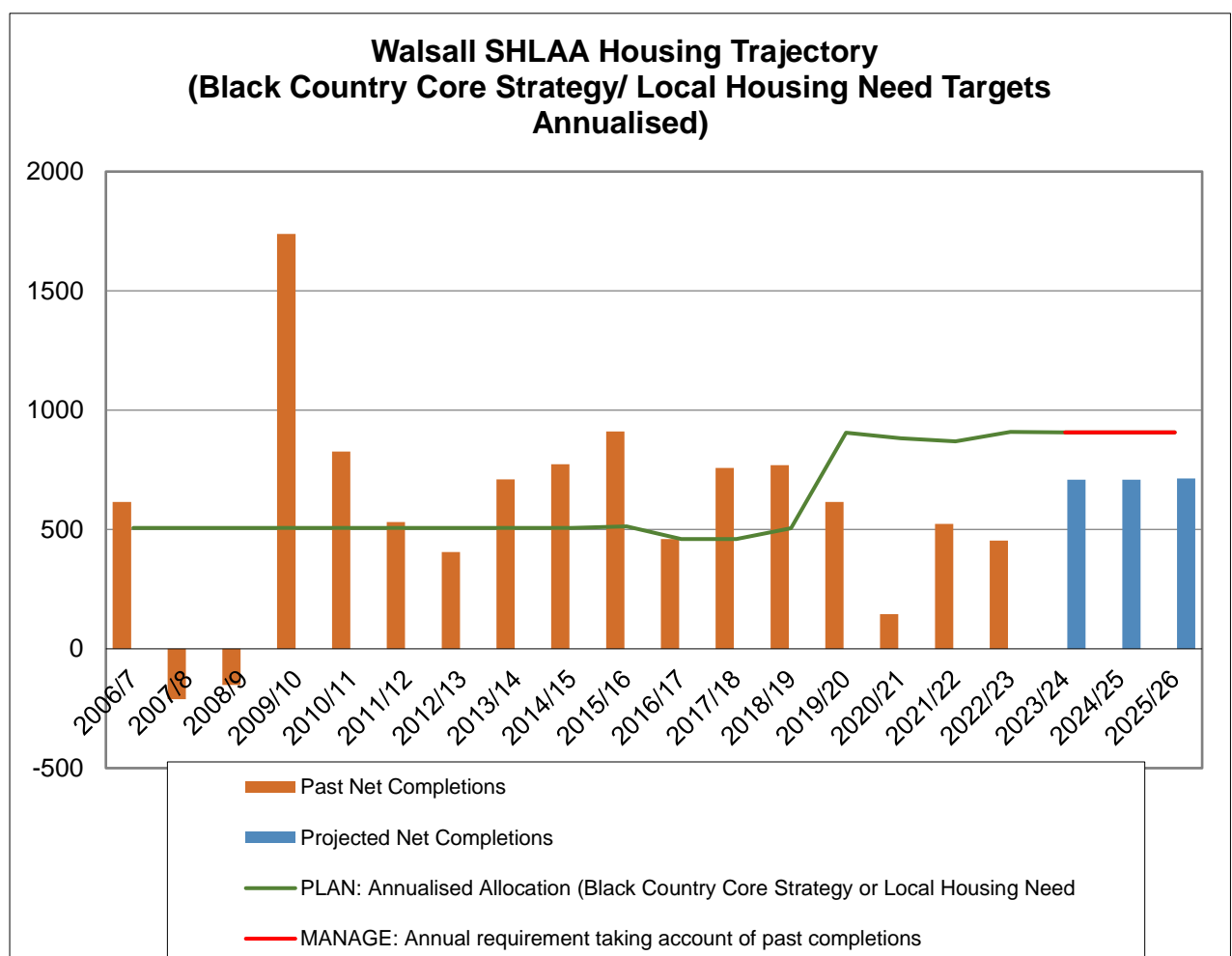
Year	Past Net Completions	Projected Net Completions	PLAN: Annualised Core Strategy Indicative Targets	Cumulative Net requirement	Cumulative Net Completions	MONITOR: Variation from Cumulative Net Requirement
<b>2006/7</b>	616		506	506	616	-110
<b>2007/8</b>	-211		506	1012	405	607
<b>2008/9</b>	-151		506	1518	254	1264
<b>2009/10</b>	1738		506	2024	1992	32

<b>Year</b>	<b>Past Net Completions</b>	<b>Projected Net Completions</b>	<b>PLAN: Annualised Core Strategy Indicative Targets</b>	<b>Cumulative Net requirement</b>	<b>Cumulative Net Completions</b>	<b>MONITOR: Variation from Cumulative Net Requirement</b>
<b>2010/11</b>	826		506	2530	2818	-288
<b>2011/12</b>	531		506	3036	3349	-313
<b>2012/13</b>	406		506	3542	3755	-213
<b>2013/14</b>	710		506	4048	4465	-417
<b>2014/15</b>	773		506	4554	5238	-684
<b>2015/16</b>	911		513	5067	6149	-1082
<b>2016/17</b>	460		460	5527	6609	-1082
<b>2017/18</b>	758		460	5987	7367	-1380
<b>2018/19</b>	770		505	6492	8137	-1645
<b>2019/20</b>	615		906	7398	8752	-1354
<b>2020/21</b>	145		882	8280	8897	-617
<b>2021/22</b>	524		869	9149	9421	-272
<b>2022/23</b>	453		909	10058	9874	184
<b>2023/24</b>		709	907	10965	10583	382
<b>2024/25</b>		709	907	11872	11292	580
<b>2025/26</b>		714	907	12779	12006	773

## RAG Rating: Amber

**Comments:** The trajectory in BCCS Appendix 4 only shows the projected completions for the Black Country as a whole, rather than the individual authorities. The table and trajectory below show the equivalent figures for Walsall alone. These are annualised from the targets in BCCS table 7 (5,067 2006-16, 2,300 2016-21 and 4,606 2021-26) up to 2018-19. From 2018-19 onwards, the annual requirement is derived from the [standard method](#). The standard method was introduced part way through the year 2018-19, so for that year the requirement has been calculated from a combination of the BCCS target and the standard method figure applied pro-rata based on the date of publication of the standard method. Table 1 and the Figure 1 below are also contained in the SHLAA.

**Figure 1: Graph showing Walsall SHLAA Housing Trajectory from 2006-07 to the projected 2025-26.**



The trajectory shows that net housing completions over the period 2006-2023 almost exactly equalled the combined total required by the BCCS to 2018 and the standard method from 2018 onwards. The standard method provided a higher annual requirement than the BCCS over the period 2018-21 (between 882 and 909 dwellings against 460) but gives a slightly lower requirement over the period 2021-26 (907 against 921, based on the standard method figure as of April 2023).

However, the latest calculation of need provided by the standard method is much higher than that required by the BCCS average over 20 years (907 per annum under the standard method against 599 per annum in the BCCS). The SHLAA shows that the housing land supply is being used up rapidly and we no longer have a five-year supply. In addition, delivery in recent years has been well below that required by the standard method and Walsall has failed the housing delivery test. It should be noted that the standard method calculates housing need from the current year forward and does not take direct account of past under-delivery.

**Indicator:** LOI HOU1: Net housing completions for each Regeneration Corridor and Strategic Centre, and for free-standing employment sites and sites outside the Growth Network by local authority

**Target:** Set out in BCCS tables 6 and 7 (annualised)

**Achievement:** Actual and Projected Housing Completions in Regeneration Corridors, Strategic Centre and Other Area – see Table 2

**Table 2: Actual and Projected Housing Completions in Regeneration Corridors, Strategic Centre and Other Area.**

Location	Actual 2006-9	Actual 2009-16	Actual 2016-23	Projection 2023-26	Actual plus Projected Total 2006-26	BCCS table 7 estimates
RC5	8	120	405	59	592	0
RC6	119	682	324	314	1439	1698
RC7	627	1311	645	663	3246	1015
RC8	12	332	194	30	568	332
RC15	11	361	218	67	657	455
RC Total	777	2806	1786	1133	6502	2975
Walsall SC	125	500	407	56	1088	0
Freestanding employment sites	See below	See below	See below	See below	See below	714
Net change on housing demolition sites	See below	See below	See below	See below	See below	765
Other capacity outside the growth network	-648	2589	1532	943	4416	1227

Location	Actual 2006-9	Actual 2009-16	Actual 2016-23	Projection 2023-26	Actual plus Projected Total 2006-26	BCCS table 7 estimates
<b>Total net dwellings</b>	254	5895	3725	2132	12006	11973

*Note: Freestanding employment sites and housing demolition sites are not separately identified in the council's housing sites database. Figures for such sites are therefore combined with those for other capacity in this table.*

**RAG Rating: Green**

**Comments:** These figures are based on the corridor and centre boundaries as defined in the SAD and AAP, although these documents were not adopted until 2019. The boundary of Walsall Strategic Centre as defined by the SAD and AAP is slightly different to that shown on the UDP inset map.

BCCS table 7 does not identify capacity that was committed in April 2009 (sites with planning permission) against individual corridors or other areas. It is not possible to separate such sites from other sites. The above table therefore does not exactly match the layout of table 7. However, it does demonstrate that the majority of new housing development in Walsall since 2006 has taken place in growth corridors and Walsall Strategic Centre.

**Indicator:** COI HOU1b: New and converted dwellings on previously developed land.

**Target:** 95%

**Achievement:** 96.8% of new and converted dwellings completed in 2006-23 were on previously developed land. In the period 2016-23 only, the figure was 96.6%.

**RAG Rating: Green**

**BCCS Policy HOU2: Housing Density, Type and Accessibility**

**Indicator:** LOI HOU2a: % of housing completions on sites meeting accessibility standards

**Target:** 100%.

**Achievement:** This indicator is about accessibility to services as set out in BCCS table 8. Measuring travel times to services requires specialist software which has not been available during the monitoring period. However, given that nearly all new residential development has been within the existing urban area, it is almost certain that this target has been achieved.

**RAG Rating: Green**

**Indicator:** LOI HOU2b: proportion of 1, 2 and 3+ bedroom properties completed by type.

**Target:** 20% 1 bedroom; 40% 2 bedroom; 40% 3+ bedroom

**Achievement:** Figures since 2006 (the start date for the housing targets in the BCCS) and 2011 (the adoption date of the BCCS) as demonstrated in Table 3:

**Table 3: Figures since 2006 (the start date for the housing targets in the BCCS) and 2011 (the adoption date of the BCCS).**

Years	1 bedroom	2 bedroom	3 or more bedrooms
2006-2011	940 (13%)	3699 (52%)	2853 (38%)
2011-2016	320 (9%)	1456 (43%)	159 (47%)
2016-2023	906 (24%)	1137 (30%)	1776 (46%)
2022-2023	60 (13%)	125 (26%)	287 (61%)
2006-2023	1846 (17%)	4836 (44%)	4629 (42%)

*Some figures in the table do not add up to 100% because of rounding. Bedroom details are not available for all pre-2016 developments. The post-2016 figures are gross so the totals are slightly higher than the figures for net dwellings in other tables.*

### **RAG Rating: Amber**

**Comments:** The mix over the total plan period since 2006 has been close to the BCCS target, especially since a 2 bedroom dwelling would be suitable for a household that only requires 1 bedroom. The combined totals for these two types, at 61%, almost equal the target. Since 2016 however, the proportion of larger dwellings with three or more bedrooms has increased at the expense of smaller dwellings. However, the BCCS target is 15 years old now so may no longer reflect current needs.

The 2021 Housing Market Assessment update prepared for the Black Country Plan indicated that additional households expected in Walsall over the years 2020-2039 were expected to require 22% one bedroom, 26% two bedrooms and 52% three bedrooms or more. It should also be noted that the majority of new households move into older housing, so the mix of bedroom numbers in newly built or converted homes does not necessarily need to match the demands of the entire housing market.

### **BCCS Policy HOU3: Delivering Affordable Housing**

**Indicator:** COI HOU3: Gross affordable housing completions

**Target:** 11,000 by 2026 (15% of target gross housing completions between 2006 and current year).

**Achievement:** The indicator does not provide a specific target for Walsall. Walsall-specific data however is provided in [DLUHC live table 1011](#). The annual figures for Walsall are shown in Table 4 below and equate to 22% of all completions over the monitoring period. However, annual completions have fallen significantly since 2018-19. Throughout the monitoring period, nearly all the new affordable homes provided were through grant funding from Homes England. Very few were 'nil grant' via section 106 agreement.

The all-completions figures used are from table 1 above. These are net rather than gross but there have been few demolitions during the monitoring period so there would be little difference if net figures were used.

**Table 4: Annual gross affordable housing completions from 2015 – 2023.**

<b>Monitoring Year</b>	<b>Affordable Housing Completions (Gross)</b>	<b>Percentage of all completions</b>
<b>2015-16</b>	239	26%
<b>2016-17</b>	207	45%
<b>2017-18</b>	240	32%
<b>2018-19</b>	236	31%
<b>2019-20</b>	11	2%
<b>2020-21</b>	6	4%
<b>2021-22</b>	29	6%
<b>2022-23</b>	72	16%

**RAG Rating: Amber**

#### **BCCS Policy HOU4: Accommodation for Gypsies and Travellers and Travelling Showpeople**

**Indicator:** COI HOU4: Net additional pitches (permanent residential pitches, transit pitches and plots for travelling show people).

**Target:** Targets for each authority as set out in BCCS table 9. For Walsall, these comprise the provision over the period 2008-2018 of 39 permanent residential pitches and 35 plots for travelling showpeople. A target of 10-12 transit pitches over the same period across the Black Country is also set. From 2019 onwards this indicator has been replaced by SAD Indicator HC4a: Number of new traveller pitches and showpeople plots provided. This is referred to below.

**Achievement:** Retrospective planning permission was granted in 2016 for a single traveller pitch in Willenhall. A six-pitch transit site (with a three year temporary planning permission) was constructed at Narrow Lane in 2021.

**RAG rating: Amber**

#### **BCCS Policy HOU5: Education and Health Care Facilities**

**Indicator:** HOU5: Loss of Education and Health Care capacity during the plan period

**Target:** None

**Achievement:** This data is not currently collected systematically. However, where facilities are closed, this is generally as a result of improved replacement facilities being provided, either on the same site or elsewhere.

**RAG Rating: Amber**

**Comments:** The majority of schools and most health care facilities are outside the control of the local authority, so it is not easy to monitor the closure of establishments, except where planning permission is required to re-locate them or to re-develop their existing site.

## UDP Saved Policy Indicators

Much of UDP chapter 6 about housing was replaced by the BCCS. The housing target and other indicators covered the period 1991 to 2011. **Policy H1** (renewal of existing residential areas) remains in place, however there is no current programme of renewal. The redevelopment of former local authority housing estates in Moxley (Harrowby Road) and Brownhills (Silver Street) has been completed in 2016-23, while Goscote is nearing completion.

## SAD and AAP Policy Indicators

### SAD Policy HC1: Land Allocated for New Housing Development

**Indicator:** HC1a: Number of additional dwellings completed (net)

**Target:** At least 11,973 net new dwellings to be completed between 2006-2026 borough-wide. Progress to be checked against trajectory in Authority's Monitoring Report

**Achievement:** As noted under BCCS policy HOU1 and the trajectory, 10,058 net new dwellings have been completed in the period 2006-2023. This means that only a further 1,915 homes are required to meet this target by 2026. However, the target is no longer relevant as the standard method now forms the basis for calculating the housing need. This indicates that the need is now for at least 907 new homes per year, or 2,721 over the period 2023-2026.

**RAG Rating: Amber**

### SAD Policy HC2: Development of Other Land for Housing

**Indicator:** HC2b: Net density of new residential developments

**Target:** In accordance with densities set out in BCCS table 8.

**Achievement:** The indicator under BCCS policy HOU2 notes that BCCS table 8 is predominantly about access to services. However, the density of new development is also a measure of the effective use of land.

**RAG Rating: Green**

**Comments:** BCCS paragraph 3.9 states that housing developments of 15 dwellings or more will be expected to meet the accessibility standards set out in table 8. Smaller sites tend to comprise infill plots or the change of use of existing buildings. As such, it is difficult to affect the site design to achieve a lower or higher density. Table 5 sets out an analysis of completed developments of 15 dwellings or more in Walsall:

**Table 5: Completed developments of 15 or more dwellings in Walsall.**

Year Completed	2006-2017	2017-2023
Walsall Strategic Centre or District Centres	85dph	162dph
Elsewhere	50dph	44dph



Large housing developments in centres have tended to have very high densities which are greater than expected by the BCCS. The figures in recent years have been distorted by a small number of developments, notably office to residential conversions at Tameway Tower, Regina Court and Bath House (all of which were carried out as permitted development), and a retirement development at High Street, Aldridge. Elsewhere, densities have been in line with those expected by the BCCS.

## Industry and Warehousing

Policies in this chapter mainly use the term employment but they only refer to land for industry and warehousing. Walsall is an industrial town. Whilst its traditional industries based on coal mining and the leather industry have long disappeared or are only a shadow of their former importance, industry and warehousing remains a key part of the local economy.

The service sector, which provides a large proportion of jobs in the borough, is less dependent on land and premises so is not specifically monitored in this document. Offices, retail and leisure are addressed under the centres chapter whilst waste and minerals are also dealt with separately.

### BCCS Policy Indicators

#### **BCCS Policy EMP1: Providing for Economic Growth and Jobs.**

**Indicator:** LOI EMP1a: Employment land completions (ha) (see also indicator DEL2b)

**Target:** As set out in BCCS table 10 (policy EMP1)

**Indicator:** LOI EMP1b: Loss of employment land (see also indicator DEL2b)

**Target:** As set out in table 4 (policy DEL2)

#### **BCCS Policy EMP2: Actual and Potential Strategic High Quality Employment Areas**

**Indicator:** LOI EMP2a: Employment land completions by Strategic High Quality and Potential Strategic High Quality Employment Area as defined in Policy EMP2 and broad locations shown in Appendix 3. Previously Table 19 – Change in High Quality, Potential High Quality and Local Quality Employment Areas.

**Target:** to reflect stock as set out in BCCS table 11

**Indicator:** LOI EMP2b: Additions made to Strategic High Quality Employment Land stock through improvement programmes.

**Target:** to reflect stock as set out in BCCS table 11

**Indicator:** LOI EMP2c: Loss of employment land by Strategic High Quality and Potential Strategic High Quality Employment Area as defined in Policy EMP2 and broad locations shown in Appendix 3

**Target:** Zero

#### **BCCS Policy EMP3: Local Quality Employment Areas**

**Indicator:** LOI EMP3a: Employment land completions by Local Quality Employment Area.

**Target:** To reflect gross Local Quality Employment Land stock as set out in table 12

**Indicator:** LOI EMP3b: Loss of employment land by Local Quality Employment Area.

**Target:** To reflect gross Local Quality Employment Land stock as set out in table 4 (policy DEL2)

**Achievement:** The indicators above state completions, however the tables to which they refer only describe the actual quantity of each type of employment land that is expected at each date. The monitoring of these indicators is set out in the reason below, and Tables 6 and 7.

**Table 6: Total Employment Stock (hectares).**

Employment Land Stock	Target	Composition of change since previous period	Actual Stock	Actual change since previous period
<b>2009</b>	735ha	-	-	-
<b>2016</b>	658ha	28ha new 105ha to housing	738ha	136ha new 56ha to housing
<b>2023</b>	No target	No target	657ha	45ha new 46ha to housing
<b>2026</b>	611ha	39ha new 86ha to housing		

*Note: the figures for actual change to housing for 2016 and 2023 include housing in former offices and similar land that was not previously counted as part of the employment stock.*

New stock includes new build on previously vacant land as well as additional employment land identified through improved mapping.

**Table 7: Quality of Employment Land (hectares).**

Year	Proposed Strategic High Quality	Proposed Local Quality	Actual Strategic High Quality	Actual Local Quality
<b>2009</b>	53	682	-	-
<b>2016</b>	149	519	122	616
<b>2023</b>	No target	No target	383	274
<b>2026</b>	317	294		

*Note: there are differences in how vacant land is counted in the BCCS and previous AMR's. The 2016 AMR (table 18) indicates that the actual quantity of employment land in 2009 was significantly higher than that stated in the BCCS. The table states that there was 98ha of high-quality land and 731ha of local quality land (829ha in total). Of this, 87ha was vacant.*

In 2023, 99ha of land allocated for employment in the adopted development plan was vacant. This is not included in the actual stock figures above.

The 2023 figures in both tables above are based on mapping and site quality assessments carried out through the Black Country Employment Area Review (BEAR) which formed part of the evidence base for the Black Country Plan.

## RAG Rating: Amber

**Comments:** Because sites have been re-mapped and their quality re-assessed, it is not possible to provide precise comparisons between figures for 2023 and that for previous years. The SAD includes vacant employment land within the totals for strategic high quality and local quality, whereas the BEAR identifies vacant land available for development separately. However, the above tables show that, as expected by the BCCS, there has been an increase in the amount of high-quality employment land and a decline in the overall quantity. A small amount of additional employment land has become available from other uses, for example the former Showcase Cinema site at Bentley Mill Way and the Holiday Inn site at Junction 10. The total amount of strategic high-quality land in 2023 exceeds that expected by the BCCS for 2026.

## BCCS Policy EMP4: Maintaining a Supply of Readily Available Employment Land

**Indicator:** LOI EMP4 - Readily available employment land (hectares).

**Target:** Walsall – 46 hectares

**Achievement:** Table 6 below summarises the amount of readily available land available in Walsall at the BCCS “baseline” date and at the end of each of the subsequent monitoring periods for which data is available:

**Table 8: Supply of readily available employment land 2009 - 2023.**

Monitoring Date	Readily Available Employment Land (hectares)
2009 BCCS Baseline (31/03/2009)	22.00
2009-10	26.00
2010-11	18.31
2011-12	25.13
2012-13	20.32
2013-14	21.78
2014-15	22.44
2015-16	20.76
2016-23	26.61

## RAG Rating: Red

**Comments:** “Readily Available” employment land is not defined in the BCCS but consists of vacant land and premises that are free of major problems and are actively marketed, and with a willing seller. There is currently approximately 94ha of land that is allocated for employment by the SAD but which is not occupied. However, the majority of this is either under construction (such as Phoenix 10/ ‘Spark’ the former IMI site) or subject to significant

constraints that will need to be addressed to make it available for development (such as the former Moxley Tip).

### **BCCS Policy EMP5: Improving Access to the Labour Market**

**Indicator:** LOI EMP5: Proportion of major planning permissions making provision for targeted recruitment or training secured through s106 Agreements

**Target:** 50% of “major” applications

**Achievement:** 0% since 2015/16.

**RAG Rating: Amber**

**Comments:** While we do not normally impose conditions or planning obligations requiring targeted recruitment or training, this policy requirement is brought to applicants’ attention at pre application stage and applicants are encouraged to make such provision through further discussions with the Council’s Employment and Skills team.

### **BCCS Policy EMP6: Cultural Facilities and the Visitor Economy**

**Indicator:** LOI EMP6: Loss of regionally significant visitor and cultural facilities.

**Target:** 0

**Achievement:** Regionally significant facilities are not defined, but a number are listed in the policy. The only ones listed in Walsall are Walsall Strategic Centre and the Waterfront (including Walsall Art Gallery and heritage attractions centred on the leather industry), as well as Walsall Arboretum. None of these have closed although a related facility has relocated to a more accessible site in the strategic centre.

**RAG Rating: Green**

**Comments:** Since 2016, Walsall Local History Centre has relocated to a site in the strategic centre and the Light Cinema has opened on Walsall Waterfront. The former site of the local history centre was originally a school in an out of centre location. This remains vacant. The opening of the Light Cinema has also resulted in part in the closure of the Showcase Cinema which was also in an out of centre site. The latter is now being redeveloped for an employment use. However, the retention of cultural facilities is largely dependent on the availability of funding which is outside the control of the planning system.

## **UDP Saved Policy Indicators**

### **UDP Policy JP1: New Employment Sites**

This policy was replaced in 2019 through the adoption of the SAD by SAD Policies IND1, IND2 and IND5. The main part of the related indicator (area of land developed for employment purposes) was effectively replaced by indicator EMP1a and EMP1b under BCCS policy EMP1 and is reported under that policy below. It should be noted that the BCCS envisaged a gradual fall in the total amount of employment land, as poor quality land and was redeveloped for other purposes (mainly housing) and other land was upgraded in quality to provide higher value jobs.

**Indicator:** UDP Policy JP1: The proportion of development that takes place on Brownfield Sites.

**Target:** 95% of all land developed

**Achievement:** 100%

**RAG Rating: Green**

**Comments:** This target has been met through the successful redevelopment of brownfield land. However, evidence prepared for the Black Country Plan shows that the supply of such land is running out so it will not be possible to continue to achieve this target in the future.

**Indicator:** UDP Policy JP1: The extent to which the New Employment Sites allocated in policy JP1 are successfully protected from loss to other, inappropriate uses.

**Target:** 91% of the total area.

**Achievement:** 85.7% of the total area of the sites listed remain in employment use or are allocated for this use by the SAD. Of the remainder, all had their employment allocation removed through the adoption of the SAD. These comprise:

- E10 Bentley Road South – allocated for open space 2.03ha
- E18 Bescot Crescent – hotel and car park (these uses pre-date the adoption of the UDP)
- E20 Hollyhedge Lane – allocated for housing 0.48ha
- E22 Green Lane/ Cable Drive – depot serving Homeserve but technically part of an office use 1.98ha
- E25 Canalside Close – allocated for housing (now under construction) 0.45ha

**RAG Rating: Amber**

**Comments:** The proportion of employment land lost to other uses slightly exceeded the target, however these losses were managed through the development plan process rather than as a result of individual planning applications. The SAD has carried forward the remaining allocations under this policy and has allocated additional employment land elsewhere.

## Centres and Retail

Policy Aim: To promote established town, district and local centres as the main focus for shopping, services, leisure and other aspects of community life, and to make sure that these centres are easily accessible to everyone (UDP paragraph 5.12). The BCCS states that the Black Country's centres are the focus for retail, leisure, commercial and civic uses, and it is the strategy to maintain and enhance these centres in order to underpin economic growth (BCCS Spatial Objectives).

The amount of development in any one year will often be relatively limited and can be skewed by individual schemes, while vacancies might appear as a result of areas being cleared for new development or completed developments awaiting lettings. It will be important to be able to plot the trends in development and investment over several years. All figures are gross internal area (GIA) unless specified.

### BCCS Policy Indicator

#### CEN2: Hierarchy of Centres

**Indicator:** BCCS Local Output Indicators LOI CEN1 and LOI CEN2: 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.

**Target:** 100% of development to be in accordance with BCCS Policies CEN1 to CEN7 or justified by another development plan policy.

**Achievement:** 100% of permissions for town centre uses were in accordance with CEN1 – CEN7 – they were either in established centres, or if in an out-of-centre location with no local need demonstrated, were justified by another development plan policy

**RAG rating: Green**

#### CEN3: Growth in the Strategic Centres

**Indicator:** BCCS Local Output Indicator LOI CEN3: Amount of additional floor space for town centre uses within or on the edge of each strategic centre in accordance with Policy CEN3

**Target:** In accordance with the targets set out in the policy (Table 9 below).

**Table 9: Target for the Walsall Strategic Centre as set out in BCCS Policy CEN3.**

Type of Provision	Time Period	Target for Walsall Strategic Centre (Sqm Gross)
Additional Comparison Shopping provision	2006 - 2021	60,000
	2021 - 2026	25,000
Additional Convenience Shopping provision	2009 - 2026	To be set out in AAP
Additional Class Use E Offices	2006 - 2026	220,000

**Achievement:** Town centre uses were approved in accordance with CEN1 – CEN7 polices as far as it was practically possible. The amount of additional retail floorspace has not been monitored.

**Table 10: Details of the total floor space developed in strategic centres covering a range of use classes over the monitoring period 2015 to 2023.**

Strategic Centre	Retail	Office	Leisure	Other Town Centre Uses	Total Floor Space
2015-16	0	348	180	930	1458
2016-17	729	0	897	875.4	2501.4
2017-18	409	83.7	1994	1240.6	3727.4
2018-19	138.6	1794.4	1724	1712.4	5369.4
2019-20	966	0	0	907.4	1873.4
2020-21	0	62	0	4726	4788
2021-22	0	0	0	3179	3179
2022-23	0	0	280	410	610

**RAG rating: Amber**

#### **CEN4: Regeneration of Town Centres**

**Indicator:** BCCS Local Output Indicator LOI CEN4: Amount of additional floor space for town centre uses within or on the edge of each Town Centre in accordance with Policy CEN4.

**Target:** In accordance with the targets set out in the policy.

**Achievement:** Development for retail, office, entertainment and leisure will be permitted, subject to other Policies in the Core Strategy, where they are of an appropriate scale that reflects the size and role of the town centres.

**Table 11: Details of the total floor space developed in edge of centres covering a range of use classes over the monitoring period 2015 to 2023.**

Edge of Centre	Retail	Office	Leisure	Other Town Centre Uses	Total Floor Space
2015-16	325	0	0	0	325
2016-17	0	0	0	183.3	183.3
2017-18	25	0	0	226	251
2018-19	0	0	0	0	0
2019-20	0	0	0	62	62
2020-21	0	0	0	0	0
2021-22	0	423	0	0	423
2022-23	0	0	0	0	0

**RAG rating: Amber**

**Comments:** Measurable targets set out in the policy include 'Individual retail developments of up to 650 square metres net for convenience goods and 500 square metres gross for comparison goods will be considered appropriate in these centres' and 'Up to an additional



5,000 square metres gross of office B1(a) development will be allowed in each of the Town Centres up to 2026’.

### **CEN5: District and Local Centres**

**Indicator:** BCCS Local Output Indicator LOI CEN5: Amount of additional floor space for town centre uses within or on the edge of each District and Local Centre in accordance with Policy CEN5.

**Target:** In accordance with the targets set out in the policy.

**Achievement:** The amount of retail floor space for District Centres and Local Centres showing the targets and achievements met as set out in the tables below:

**Table 12: Details of the total floor space developed in district centres covering a range of use classes over the monitoring period 2015 to 2023.**

<b>District Centre</b>	<b>Retail</b>	<b>Office</b>	<b>Leisure</b>	<b>Other Town Centre Uses</b>	<b>Total Floor Space</b>
<b>2015-16</b>	0	0	140	637	777
<b>2016-17</b>	146.96	36	0	0	182.96
<b>2017-18</b>	257.4	0	0	299.1	556.5
<b>2018-19</b>	237.1	88.6	512	347	1184.7
<b>2019-20</b>	64.2	0	684	550.93	1299.13
<b>2020-21</b>	143.5	0	2500	350	2993.5
<b>2021-22</b>	0	152.6	0	439	591.6
<b>2022-23</b>	0	0	0	328.6	328.6

**Table 13: Details of the total floor space developed in local centres covering a range of use classes over the monitoring period 2015 to 2023.**

<b>Local Centre</b>	<b>Retail</b>	<b>Office</b>	<b>Leisure</b>	<b>Other Town Centre Uses</b>	<b>Total Floor Space</b>
<b>2015-16</b>	113	341	0	188	642
<b>2016-17</b>	1782.7	306.3	0	1063.9	3152.9
<b>2017-18</b>	1193	0	13.87	336	1542.87
<b>2018-19</b>	456.5	95	0	1023.6	1575.1
<b>2019-20</b>	380	185	0	582	1147
<b>2020-21</b>	59	0	0	818.4	877.4
<b>2021-22</b>	0	0	0	363	363
<b>2022-23</b>	295	151.5	0	398.4	844.9

**RAG rating: Amber**

### **CEN6: Meeting Local Needs for Shopping and Services**

**Indicator:** BCCS Local Output Indicator 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.

**Target:** 100%

**Achievement:** 100% of permissions for outside defined centres of up to 200sqm gross including extensions to existing facilities which would create a unit of up to 200sqm gross and non ancillary retailing at petrol stations.

**RAG rating: Green**

### **CEN7: Controlling Out-of-Centre Development**

**Indicator:** BCCS Local Output Indicator LOI CEN7: Number and floor space of new developments for town centre uses permitted, and number and floor space completed, outside of Strategic, Town, District or Local Centres that do not accord with Policy CEN1 requirements.

**Target:** In accordance with the targets set out in the policy. None.

**Achievement:** Planning approvals for town centre uses were in accordance with CEN1 – CEN7 as far as they were practically possible – where these were in an out-of-centre location with no local need demonstrated, they were justified by another development plan policy.

**Table 14: Details of the total floor space developed in out of centres covering a range of use classes over the monitoring period 2015 to 2023.**

<b>Out of Centre</b>	<b>Retail</b>	<b>Office</b>	<b>Leisure</b>	<b>Other Town Centre Uses</b>	<b>Total Floor Space</b>
<b>2015-16</b>	293	0	2360	423	3076
<b>2016-17</b>	464	223.4	0	160.3	847.7
<b>2017-18</b>	1182	0	244.4	593.6	2020
<b>2018-19</b>	510.7	0	0	510	1020.7
<b>2019-20</b>	209.7	0	0	1153.8	1363.5
<b>2020-21</b>	0	0	0	354	354
<b>2021-22</b>	217	0	0	637.6	854.6
<b>2022-23</b>	651	0	462	40	1153

**RAG rating: Amber**

## Transport and Accessibility

The policies in the Black Country Core Strategy (BCCS) Chapter 5 and in Chapter 7 of Walsall's UDP and Chapter 10 of the SAD seeks to improve accessibility for everyone by promoting public transport, walking and cycling while continuing to cater for journeys that need to be made by private car; and, by locating facilities in the right places, make journeys shorter and easier. They also seek to manage traffic growth and improve the highway network for all users. The effectiveness of these policies is measured through Local Output Indicators relating to modal share, cycling, road traffic and car parking.

### BCCS Policy Indicators

#### **BCCS Policy TRAN1: Priorities for the Development of the Transport Network**

**Indicator:** BCCS Local Output Indicator LOI TRAN1 - % of Development Plan Documents identifying and safeguarding land to meet the transport requirements target.

**Target:** 100% of Development Plan Documents

**Achievement:** AAP and SAD have been produced and supersede certain policies in the UDP. The APP and SAD include safeguarded land for key infrastructure, such as rail. The SAD and AAP have been adopted and we will continue to monitor the indicator.

**RAG rating: Green**

#### **BCCS Policy TRAN3: The Efficient Movement of Freight**

**Indicator:** BCCS Local Output Indicator LOI TRAN3a - The safeguarding of key existing and disused railway lines identified on the Transport Key Diagram.

**Target:** No loss of safeguarded lines.

**Achievement:** No lines have been lost in over the monitoring period.

**RAG Rating: Green**

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

**Indicator:** Protection of sites with existing or potential rail access identified in TRAN3.

**Target:** No loss of protected sites

**Achievement:** No sites have been lost in over the monitoring period. See LOI TRAN1. The APP Policy APPT3 states that improvements will be made to the access and visibility on Station Street to Walsall Railway Station. Improvements to access will also be through connectivity to different forms of public transport and delivery of public transport improvement schemes. Construction has started on the new railway stations in Willenhall and Darlaston while WMCA have acquired land for a new railway station in Aldridge.

**RAG Rating: Green**

## Environment

### BCCS

Environmental transformation is one of the three directions of change that form the vision for the BCCS. To achieve this aspiration, a number of sustainability challenges will need to be addressed as and when new development occurs in the Black Country. These include: climate change 'proofing' development, particularly in terms of developing in the most sustainable locations; prioritising the development of brownfield land; protecting and enhancing biodiversity, geo-diversity, local character and industrial heritage; and, establishing a network of high-quality open spaces and sport and recreational facilities.

### Walsall UDP

Sustainable development and environment improvement are two of the key aims underlying the UDP. The Council will conserve and enhance the Borough's natural and man-made environment assets while seeking to eliminate, ameliorate or control any features or activities that have an adverse impact on the environment (UDP Paragraph 3.1).

### BCCS Policy Indicators

#### BCCS Policy ENV1: Nature Conservation

(Former UDP Policies ENV19-24 and COI E2)

**Indicator:** BCCS Local Output Indicator LOI ENV1 - Change in areas of biodiversity importance.

**Target:** No net reduction in the area of designated nature conservation sites through development.

#### **Achievement:**

##### Statutory Sites

Special Areas of Conservation (SAC):

No losses were recorded to the single SAC in the borough; Cannock Extension Canal SAC, between 1 April 2016 and 31 March 2023.

Sites of Special Scientific Interest (SSSI):

During the period 1 April 2016 and 31 March 2023 no losses or potential losses were identified to the eight SSSIs within Walsall borough. The council is not aware of any extant planning permissions which were implemented within the reporting period.

##### Non-Statutory Sites

Sites of Importance for Nature Conservation (SINC) and Sites of Local Importance for Nature Conservation (SLINC):

During the period 1 April 2016 to 23 March 2023 covered by the Annual Monitoring Report, an Ecology Officer was in only post from May 2022 to onwards. During the intervening period without an Ecology Officer, Local Sites were monitoring at a minimum level, with new sites and amendments being covered through external contracts and reviews by the Local Sites Partnership. The Local Sites Partnership for Birmingham and the Black Country comprises of representatives including all Local Authorities, the Wildlife Trust for Birmingham and the Black Country, EcoRecord, Black Country UNESCO global Geopark, Canal and River Trust and Environment Agency, who are responsible for providing expert advice to the area's local authorities and other organisations on the Local Sites throughout Birmingham and the Black Country.

Presently, the Ecology Officer alongside EcoRecord, the local record centre, is undertaking a comprehensive Local Site Review which will feed into the evidence base for the Local Plan, future annual monitoring reports and the enhanced biodiversity duty outlined with the Natural Environment and Rural Communities Act.

**RAG Rating: Amber**

**Comments:** Designated nature conservation sites under consideration in this indicator include all statutory sites comprising SACs and SSSIs as well as the non-statutory Local Sites which comprise SINC and SLINC.

The planning policy framework gives absolute protection to all statutory and non-statutory sites with the exception of SLINCs. While SLINCs are protected from development requiring planning permission, which could negatively impact them. Compensatory habitat of equivalent value must be provided.

Local Nature Reserves are not included within the indicator as these sites are all either SSSIs, SINC or SLINC. As such monitored by their separate designation.

**BCCS Policy ENV6: Open Space, Sport and Recreation**

**Indicator:** BCCS Local Output Indicator LOI ENV6a - Accessible open space by hectare per 1,000 population.

**Target:** 5ha

**RAG Rating: Amber**

**Comments:** The most up to date evidence collected is from the Walsall council revised Green Space Strategy 2012 which set out 4.84ha per 1,000 population. However, this figure does not take into account population growth since the preparation of the Green Space Strategy.

**Indicator:** BCCS Local Output Indicator 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 BCCS Appendix 2.

**Target:** 100% of provision in BCCS Appendix 2 by 2026. Specific targets for Walsall are set out in the table 15 below.

**Table 15: The specific targets for development to improve key areas of Walsall in the strategic centre and regeneration corridors.**

<b>BCCS Location</b>	<b>Summary of BCCS Appendix 2 Targets</b>
<b>Walsall Strategic Centre</b>	Improvements to the canal network (possible greenway designation) and possible green flag application for Walsall Arboretum
<b>RC5: Loxdale-Moxley</b>	Improvement to Great Bridge Road playing fields and improvements to the canal network e.g. for access to George Rose Park or Moorcroft Wood
<b>RC6: Darlaston-Willenhall-Wednesfield</b>	Improvements to Fibbersley open space (including playing fields) and continued investment in Willenhall Memorial Park hub site
<b>RC7: Bloxwich-Birchills-Bescot</b>	Improvements to Pleck Park, Reedswood Park and other green spaces in the area
<b>RC15: Brownhills</b>	Continued protection and access to natural green space sites and Brownhills and Clayhanger Commons.

**Achievement:** The Walsall Arboretum gained Green Flag accreditation in 2023.

The heathland restoration management plan for Brownhills Common (adjacent to RC15) continued to be implemented. Some stands of young trees and shrubs were removed from the heathland to benefit Heather and other species.

RC6: Darlaston-Willenhall-Wednesfield - Key developments took place to interlink Willenhall Memorial Park and Fibbersley Local Nature Reserve. At Willenhall Memorial Park part of the play area was resurfaced, an existing roundabout was replaced with a more inclusive piece of equipment and eight benches were installed.

RC7: Bloxwich-Birchills-Bescot: Specialist resurfacing work was carried out around large oak tree on car park at King George V Playing Fields together with white lining. Non-turf cricket pitches were installed at Reedswood Park and Birch Street Open Space, with footpath works also at Reedswood Park. The Healthy Space department received £5.6million in funds in 2021 for the 'Green Bloxwich' programme that is looking to transform three open spaces in Bloxwich to improve access, inclusivity and use of the spaces. The three open spaces impact are: King George V Playing Field, Bloxwich Park, and Leamore Park.

**RAG Rating: Amber**

**Comments:** Open space, sport and recreation proposals for Walsall's regeneration corridors and the strategic centre are set out in Tables 2 and 3 of the BCCS, as well as diagrammatically in Appendix 2.

### **UDP Saved Policy Indicators**

#### **UDP Policy ENV2: Control of Development in the Green Belt / SAD Policy GB1: Green Belt Boundary and Control of Development in the Green Belt**

**Indicator:** UDP/SAD Local Output Indicator Green Belt: Protection of Green Belt from inappropriate development. SAD policy GB1 replaced UDP policy ENV2 during the monitoring period in 2019, but the monitoring indicator remains the same.

**Target:** 100% protection of Green Belt from inappropriate development.

**Achievement:** 100% achieved when allowance for very special circumstances are taken into account.

**RAG Rating: Amber**

**Comments:** Green belt development can be controversial. In a small number of cases, the council considered that applications for planning permission could be supported when material considerations were balanced.

### **UDP Policy LC1: Urban Open Spaces**

**Indicator:** UDP Local Indicator (formerly Core Output Indicator 4c): Amount of eligible open space managed to Green Flag Award standard

**Target:** Retention of existing Green Flag sites and award of new sites as per Green Space Strategy.

**Achievement:** By 2023, 10 green spaces in Walsall received coveted Green Flag award, which is considered a record-breaking year. The parks include: Barr Beacon, Blackwood Park, Fibbersley Local Nature Reserve, Kings Hill Park, Palfrey Park, Rough Wood Local Nature Reserve, Walsall Arboretum and Willenhall Memorial Park. Additionally, Pelsall Common and Reedswood Park joined the list of eight pre-existing winners from 2022's Green Flag Award scheme. Caldmore Community Garden received a Community Green Flag Award.

The Government removed the Core Output Indicator in 2008 but encouraged LPAs to continue to monitor this indicator where they had signed up to the "Green Flag" scheme or had adopted a "Green Flag" local policy. While it has been included as a Local Indicator in this year's AMR, the Council will review whether to continue to include it in future AMRs.

**RAG Rating: Green**

**Indicator:** UDP Monitoring Indicator: Protection of urban open spaces from inappropriate development

**Target:** 100% protection

**Achievement:** No significant loss of urban open space was recorded in the monitoring period to inappropriate development.

**RAG Rating: Green**

**Comments:** This indicator only currently relates to open space that is allocated as such in the UDP. There are other areas of open space that might have been affected by inappropriate development during the monitoring period but these proposals have not been monitored for the purpose of this indicator. The adopted SAD Policy OS1 looks to safeguard and prevent inappropriate development on open space, sport and recreation land.

## Waste

The BCCS indicators for waste are amongst other matters intended to demonstrate the extent to which BCCS Spatial Objective 9 has been met.

### BCCS Policy Indicators

#### BCCS Policy WM1: Sustainable Waste and Resource Management

**Indicator:** BCCS Local Output Indicator LOI WM1a – Diversion of waste from landfill – a) Percentage of Local Authority Collected Waste (LACW) diversion (relates in part to former COI W2).

Note that the indicator set out in the BCCS refers to “municipal waste”, but the name has been changed by the government, so it is now called Local Authority Collected Waste (LACW). The change was made because the definition of “municipal waste” in the Landfill Directive also includes commercial wastes of a similar type to household waste, not all of which are necessarily managed by councils.

**Target:** Targets for the Black Country are set out in Table 16, and for individual authorities in Appendix 6 (Tables WM1d and WM1e).

**Table 16: Municipal solid waste targets from BCCS and WM1d: Minimum diversion from landfill.**

Target Year	Black Country target (from BCCS Table 15)	Walsall Target (from BCCS Appendix 6 Table WM1d)
Baseline Year 2006-07		40%
2010-11	74%	53%
2015-16	80%	67%
2020-21	84%	75%
2025-26	84%	75%

By 2026 84% of the LACW arising in the Black Country is expected to be diverted away from landfill. The target for landfill diversion in Walsall is 75%.

**Achievement:** Walsall has been consistently exceeding both the borough’s target of 75% and the Black Country wider target of 84% diversion of LACW from landfill since 2014/15, as set out in Table 17 and Figure 2.

**Table 17: Achievements for the diversion of LACW waste from landfill.**

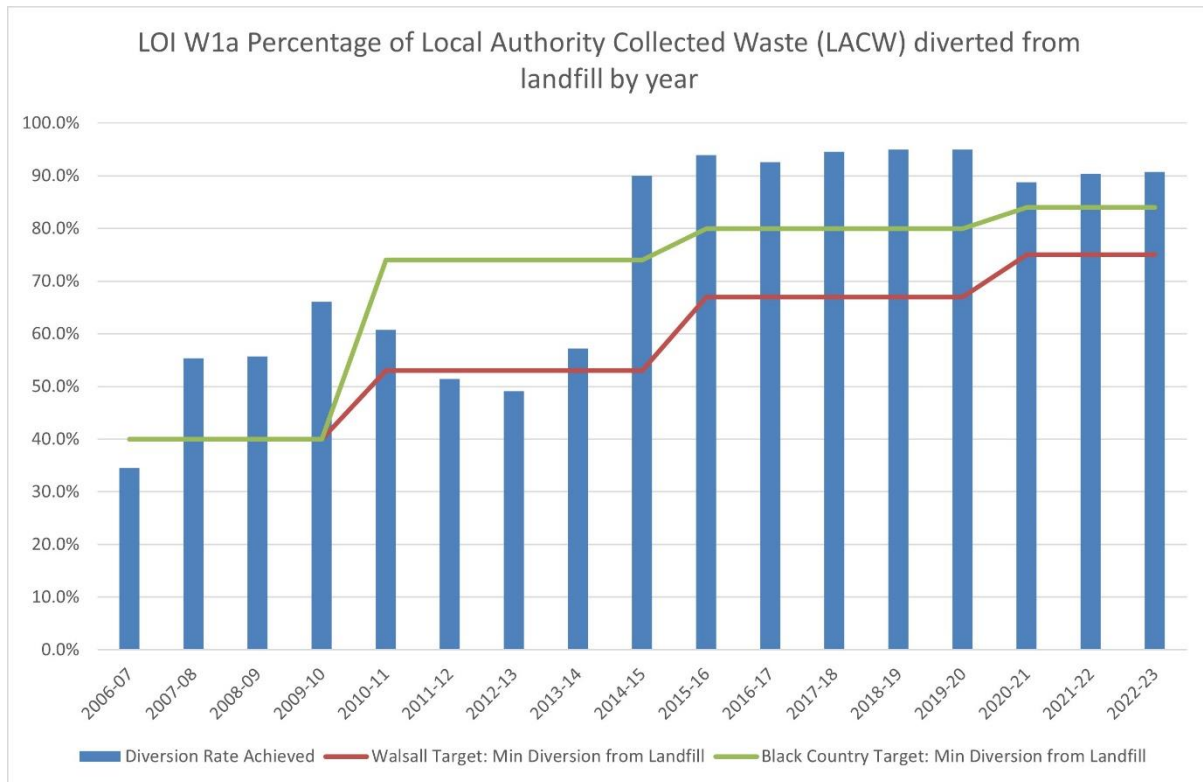
Year	Percentage of waste diverted from landfill (Diversion Rate) achieved	Walsall Target Minimum Diversion from Landfill	Walsall Target Achieved	Black Country Target: Minimum Diversion from Landfill	Black Country Target Achieved
2006-07	34.5%	40%	No	40%	No
2007-08	55.3%	40%	Yes	40%	Yes



<b>Year</b>	<b>Percentage of waste diverted from landfill (Diversion Rate) achieved</b>	<b>Walsall Target Minimum Diversion from Landfill</b>	<b>Walsall Target Achieved</b>	<b>Black Country Target: Minimum Diversion from Landfill</b>	<b>Black Country Target Achieved</b>
<b>2008-09</b>	55.7%	40%	Yes	40%	Yes
<b>2009-10</b>	66.1%	40%	Yes	40%	Yes
<b>2010-11</b>	60.8%	53%	Yes	74%	No
<b>2011-12</b>	51.4%	53%	No	74%	No
<b>2012-13</b>	49.1%	53%	No	74%	No
<b>2013-14</b>	57.2%	53%	Yes	74%	No
<b>2014-15</b>	90.0%	53%	Yes	74%	Yes
<b>2015-16</b>	93.9%	67%	Yes	80%	Yes
<b>2016-17</b>	92.6%	67%	Yes	80%	Yes
<b>2017-18</b>	94.6%	67%	Yes	80%	Yes
<b>2018-19</b>	95.0%	67%	Yes	80%	Yes
<b>2019-20</b>	95.0%	67%	Yes	80%	Yes
<b>2020-21</b>	88.8%	75%	Yes	84%	Yes
<b>2021-22</b>	90.4%	75%	Yes	84%	Yes
<b>2022-23</b>	90.7%	75%	Yes	84%	Yes

*Notes on Table: "Landfill diversion" means managing waste in ways other than disposal to landfill. Diversion can be achieved through the following methods of management: preparing waste for re-use, recycling, composting or energy recovery. The BCCS targets relate to the tonnages of LACW diverted from landfill annually, as a percentage of the total tonnage of LACW managed by the Black Country Authorities.*

**Figure 2: A graph setting out the percentage of local authority collected waste diverted from landfill from period of 2006 to 2023 per year.**



**RAG Rating: Green**

**Comments:** Landfill diversion rates for LACW have improved significantly in the Black Country since the BCCS was adopted. The most significant factor in Walsall’s poor performance prior to 2014 was lack of access to energy recovery infrastructure. This is reflected in the large increase in the percentage of waste being diverted from landfill in 2014-15 which was caused by the start of a 25-year contract to send residual waste to a new Veolia energy recovery facility in Four Ashes in South Staffordshire (W2R).

**Indicator:** BCCS Local Output Indicator: LOI WM5b (NEW INDICATOR) – Number of fly-tipping incidents reported annually, and number/ percentage of reported incidents annually involving Household Waste, Commercial Waste and Construction, Demolition and Excavation Waste, by authority. (N.B. This indicator is not included in the BCCS)

**Target:** No increase in total number of fly-tipping incidents or number of Household, Commercial and Construction, Demolition and Excavation Waste Incidents.

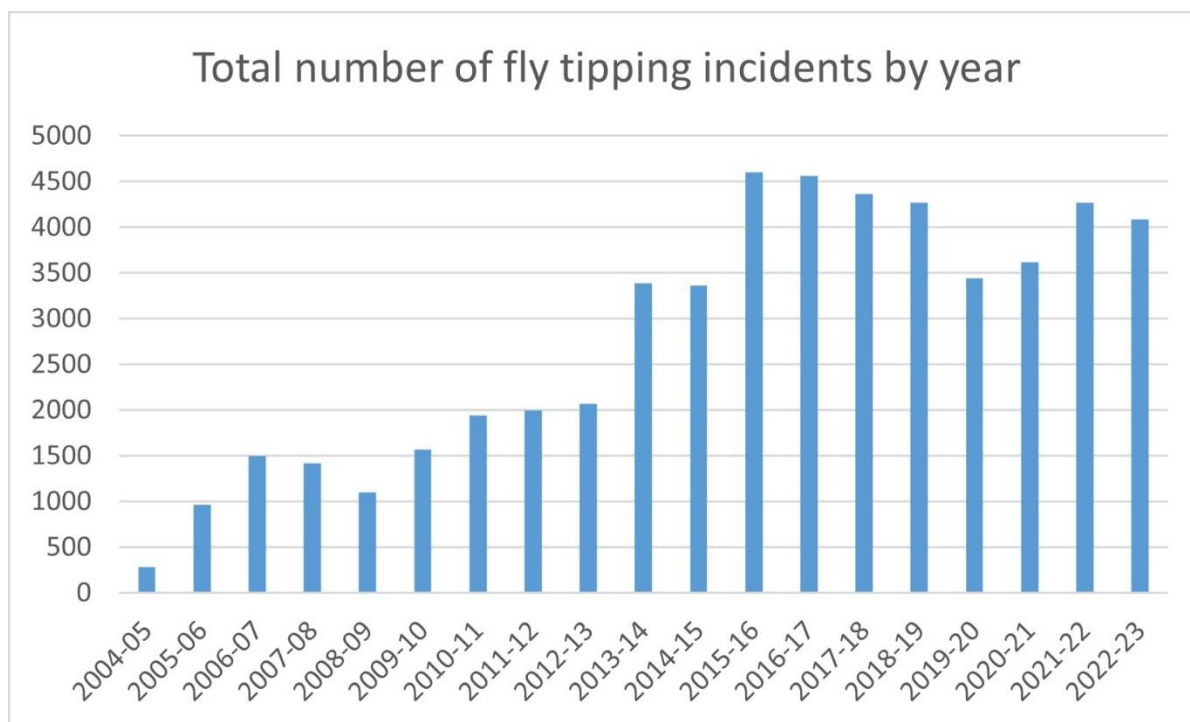
The baseline data for this indicator is taken from 2011/12, when the total number of fly-tipping incidents reported by Walsall Council was 1,995 – this provides a “benchmark” for future monitoring against this indicator.

**Achievement:** It has only been possible to monitor the total number of fly tipping incidents recorded as set out in Table 18 and Figure 3. Although, these have not been split into different types of waste.

**Table 18: The total number of flying tipping incidents in Walsall from 2004 to 2023.**

Year	Total number of fly tipping incidents
2004-05	284
2005-06	966
2006-07	1499
2007-08	1422
2008-09	1097
2009-10	1567
2010-11	1940
2011-12	1995
2012-13	2067
2013-14	3389
2014-15	3362
2015-16	4599
2016-17	4565
2017-18	4367
2018-19	4265
2019-20	3441
2020-21	3618
2021-22	4267
2022-23	4085

**Figure 3: A graph illustrating the total number of flying tipping incidents in Walsall from the period 2004 to 2023 per year.**



Data source: <https://www.gov.uk/government/statistics/fly-tipping-in-england>

## **RAG Rating: Red**

**Comments:** Since monitoring of this indicator began the number of fly tipping incidents reported in Walsall has increased significantly, it is likely that one of the reasons for this is down to a change in the way that incidents are reported to the council via an online form which made it easier to report fly tipping.

The DEFRA website explaining the fly tipping statistics includes the following statement which addresses the section of the data from 2020-2021:

*The 2020/21 reporting period covered the first year of the COVID-19 pandemic, and this may have had an impact on incidents and actions for that year. This may affect comparability with figures from other years, especially as the effect on subsequent years is unknown.*

## Minerals

All of the Walsall UDP policies on Minerals, except policy M7 which relates to the restoration of the former Birch Coppice site, were replaced by the BCCS. For the first part of the period covered by this authority monitoring report the only local plan policies about minerals that required monitoring were BCCS Policies MIN1 to MIN5. The SAD was adopted in January 2019, it replaced UDP Policy M7: Birch Coppice with a policy covering a wider area: SAD Policy M9: Policy M9: Coal and Fireclay Extraction – Brownhills. The SAD contains a number of indicators for the minerals policies that either directly replicated, or are slightly reworded versions of the BCCS indicators to reflect the changes in the planning legislation that have occurred since the BCCS was adopted.

### BCCS Policy Indicators

Safeguarding Mineral Resources of Local and National Importance

#### **BCCS Policy MIN1: Managing and Safeguarding Mineral Resources**

**Indicator:** BCCS Local Output Indicator: LOI MIN1a - % of non-mineral development proposals approved within the MSA shown on the BCCS Key Diagram (falling within the MIN1 policy threshold) which do not needlessly sterilise mineral resources.\* BCCS Policy MIN1 thresholds are: applications for non-mineral development on sites of 5ha and over within the urban areas and sites of 0.5ha and over within the Green Belt.

*\* The wording of this indicator has been slightly amended from the wording used in the adopted BCCS for greater clarity.*

**Target:** 100%

The BCCS states that the mineral safeguarding area (MSA) has been defined in detail on the Proposals Maps for each authority. The detailed boundary of the MSA in Walsall have been defined through SAD Map 9.4 Individual MSA (Indictive).

**Achievement:** No planning permissions have been granted for non-mineral development above the size thresholds where prior extraction of minerals would have been feasible.

**RAG Rating: Green**

**Indicator:** BCCS Local Output Indicator: LOI MIN2c - % Permissions for non-mineral related development in Areas of Search for sand and gravel extraction. (N.B. This indicator is referenced as LOI MIN2 in the adopted BCCS)

**Target:** 0%

Two Areas of Search for potential future sand and gravel extraction are identified in BCCS Policy MIN2, both in Walsall: MA1: Birch Lane and MA2: Branton Hill

The broad extent of the Areas of Search is shown on the Minerals Key Diagram, and the detailed boundaries are defined in the SAD.

**Achievement:** This indicator duplicates the indicator for MIN1. No planning permissions have been granted for non-mineral development in either of the two areas.

**RAG Rating: Green**

### **BCCS Policies MIN1 and MIN3: Maintaining Supplies of Brick Clay**

**Indicator:** BCCS Local Output Indicator: LOI MIN3b - % permissions for non-mineral related development in Etruria Marl and Fireclay areas of search.

**Target:** 0%. Four Areas of Search for potential future brick clay extraction are identified in BCCS Policy MIN3, including two in Walsall: MA5: Stubbers Green – Etruria Marl and MA6: Yorks Bridge – Fireclay

The broad extent of the Areas of Search is shown on the Minerals Key Diagram. The boundary of MA5 is defined in the SAD while the SAD confirmed that Yorks Bridge will not be designated as an Area of Search for a fireclay extraction proposal.

**Achievement:** This indicator duplicates the indicator for MIN1. No planning permissions have been granted for non-mineral development in the areas of search.

**RAG Rating: Green**

### **BCCS Policy MIN4: Exploitation of Other Mineral Resources**

**Indicator:** BCCS Local Output Indicator: LOI MIN4 - % of applications for coal and fireclay working, coal bed methane exploration or extraction or natural building stone working which satisfy the requirements of BCCS Policy MIN4.

**Target:** 100%

No areas for working of coal, coal bed methane or natural building stone are identified in the BCCS, except for the location of the “dormant” permission at Brownhills Common in Walsall, and the Area of Search for fireclay at Yorks Bridge (MA6), which are both shown on the Minerals Key Diagram). Both areas contain coal resources as well as fireclay.

**Achievement:** No planning applications for these types of development have been received.

**RAG Rating: Green**

### **BCCS Policy MIN5: New Proposals for Mineral Development**

**Indicator:** BCCS Local Output Indicator: LOI MIN5 - % of applications for mineral related development satisfying the requirements and criteria in Policy MIN5.

**Target:** 100%

**Achievement:** No planning applications for this type of development have been received.

**RAG Rating: Green**

## **SAD Policy Indicators**

### **SAD Policy M2: Safeguarding of Minerals Infrastructure**

**SAD Indicator M2a** –Safeguarding of key minerals infrastructure sites identified on the BCCS Minerals Key Diagram and Policies Map

**Achievement:** No sites have been lost during the monitoring period

**RAG Rating: Green**

**SAD Policies M7: Brick Clay Extraction – Stubbers Green, and M8: Brick Clay Extraction – Other Areas**

**SAD Indicator M7a** –Percentage of applications for brick clay extraction or restoration of former brick clay extraction sites which satisfy the general requirements and criteria in BCCS Policies MIN3 and MIN5 and the specific requirements in SAD Policies M7 and M8

**Achievement:** No planning applications for this type of development have been received during the monitoring period.

**RAG Rating: Green**

## **Section 106 Contributions 2016-2023**

Section 106 Agreements are a device to secure planning obligations which are used to make 'unacceptable development' acceptable in planning terms, for example by providing funds to invest in the transport infrastructure to off-set the impacts of the development. The Council has adopted a flexible approach to planning obligations based on financial viability grounds. This is due to the difficulties some developers are having in bringing schemes forward in the current economic climate. It is encouraging that this approach has still enabled the Council to collect funds for certain planning obligations while allowing development schemes to go ahead, thus helping to deliver the Councils regeneration objectives.

Section 106 agreements can be [viewed on the council website](#). The contributions secured through them are regularly reported to Planning Committee.



## Local Development Order Monitoring

The Planning and Compulsory Purchase Act 2004 gave Local Planning Authorities the power to introduce a simplified planning process to allow certain development to be undertaken without the need for specific planning consent called a Local Development Order (LDO).

On 16 April 2012 the Council adopted a Local Development Order covering 144.23ha of sites in Darlaston and the surrounding area that falls within the Black Country Enterprise Zone in an effort to support growth, attract new businesses and create jobs. The Darlaston LDO authorised development for research and development, light industry, general industry and storage and distribution uses across the overall area, as well as waste management and waste treatment use within a defined sub-zone. The LDO boundary and further information can be found at [Darlaston LDO 2015 - FINAL \(walsall.gov.uk\)](http://walsall.gov.uk)

The LDO had a lifespan of 3 years but was extended for a further three years to 2018. It was not subsequently renewed.

## Compliance with Duty to Cooperate

Section 33A of the Planning and Compulsory Purchase Act 2004 (inserted by the Localism Act 2011) requires local planning authorities and other bodies to co-operate in the preparation of local plans on matters that would have a significant impact on the areas of two or more authorities. The bodies with whom Walsall Council have sought to cooperate and/ or who have sought to cooperate with the Council in an ongoing basis are prescribed in regulations and include those listed below. The titles and responsibilities of some of these have changed during the monitoring period covered by this AMR.

### 'Duty to Cooperate' Bodies

- Black Country Local Enterprise Partnership (BCLEP)
- Black Country Local Nature Partnership (BCLNP)
- Civil Aviation Authority (CAA)
- Environment Agency (EA)
- Highways England (HE)
- Historic England (HiE)
- Homes and Communities Agency (HCA) (now Homes England)
- NHS England (NHS)
- Natural England (NE)
- Office of Rail and Road (ORR)
- Walsall Clinical Commissioning Group (WCCG) (now the Black Country Integrated Care Board)
- West Midlands Integrated Transport Authority (WMITA) (now Transport for West Midlands (TfWM), part of West Midlands Combined Authority (WMCA))

### Neighbouring Local Authorities

- Black Country Authorities
- Dudley MBC (DMBC)
- Sandwell MBC (SwMBC)
- City of Wolverhampton Council (WCC)
- Birmingham City Council (BCC)
- Coventry City Council (CCC)

- Solihull MBC (SoMBC)
- Cannock Chase District Council (CCDC)
- Lichfield District Council (LDC)
- Shropshire Council (SC)
- South Staffordshire District Council (SSDC)
- Staffordshire County Council (SCC)
- Telford and Wrekin Council

#### Other Mineral and Waste Duty to Cooperate Authorities

- Herefordshire Council
- Stoke on Trent City Council
- Warwickshire County Council
- Worcestershire County Council

Over the period covered by this AMR, the majority of duty to co-operate work was carried out jointly with the other three Black Country authorities as part of the review of the Black Country Core Strategy (BCCS). The decision to prepare a replacement strategic plan was taken in 2016, with the new plan to be known as the Black Country Plan (BCP). Whilst the authorities resolved in October 2022 to cease work on the BCP and to prepare separate local plans for each authority instead, joint work continues for example in preparing and updating a shared evidence base.

Due to the large number of events involved, it is not practical to list every meeting and exchanges of correspondence that have taken place under the duty to cooperate. Examples of activities that occur regularly however include the following:

Association of Black Country Authorities (ABCA): Leaders and/or Chief Executives of the boroughs of Dudley, Sandwell, Walsall and the City of Wolverhampton – to discuss strategic or common issues. Can approve certain ‘delegated’ decisions, but does not replace individual councils’ committee where formal approval is required.

Black Country Planning Policy Officers: planning policy lead officers (or equivalents) from the four BC authorities meet regularly to coordinate joint working, originally on the BCCS review but working continues on joint evidence for the individual local authority plans. Officers also continue to work together on particular topics.

Cannock Chase Special Area of Conservation (SAC) Partnership: Local authorities affected by the implications of the habitats regulations in relation to Cannock Chase SAC come together to share and consider evidence and mitigation strategies. Cannock Chase, Lichfield, South Staffordshire district councils, Stafford Borough Council and Wolverhampton City Council, advised by Natural England. Walsall became a full member of the partnership in 2023.

Greater Birmingham / Solihull LEP (GBSLEP) Spatial Planning Group, now Greater Birmingham/ Black Country Development Needs Group: Lead joint work on how to accommodate housing and employment growth across the combined HMA.

West Midlands Aggregates Working Party (AWP): Brings together officers from minerals planning authorities with representatives from the minerals and construction industries.

West Midlands Resource Technical Advisory Body (RTAB): Brings together officers from waste planning authorities with representatives from the waste management industry.

#### **Co-operation on Walsall’s Plans**

Preparation of the SAD and AAP included consultation and cooperation with neighbouring local authorities and other bodies. Information about this process is contained in the consultation evidence prepared for the examinations of these two plans which is on our website.

## Community Involvement

Walsall Council is committed to engaging wider public participation in the planning process. The approach to this is laid out in the Statement of Community Involvement (SCI). The SCI has been revised on several occasions, most recently to refer to online consultations arising from the pandemic.

The SCI provides guidance on how the planning service at Walsall Council – Planning Policy and Development Management – will consult and involve local communities, businesses and key partners to involve people in making decisions on forming plans and planning applications.

You can view the full Statement of Community Involvement at: [Statement of Community Involvement \(SCI\) | Walsall Council](#)

Several public consultations about planning policy documents took place during the monitoring period. These include the various stages of preparation of Site Allocation Document and Walsall Town Centre Area Action Plan. Consultation on the draft Air Quality Supplementary Planning Document began in February 2016.

- Details of the consultations carried out for the SAD and AAP are published on our web site.

Consultation also took place on the issues and options and draft Black Country Plan

## Appendix: Indicators not Measured or Duplicated

### Duplicated

BCCS Policy CEN1: The Importance of the Black Country Centres for the Regeneration Strategy

BCCS Policy TRAN5b

SAD Policy HC2: Development of Other Land for Housing

SAD Policy HC2b: Net density of new residential developments

SAD Policy HC3: Affordable Housing and Housing for People with Special Needs

SAD Policy HC4: Accommodation for Gypsies and Travellers and Travelling Showpeople

SAD Policy IND1: Existing High Quality Industry

SAD Policy IND2: Potential High Quality Industry

SAD Policy IND3: Retained Local Quality Industry

SAD Policy IND4: Local Industry Consider for Release

SAD Policy IND5: New Employment Opportunities

SAD Policy SLC1: Local Centres

SAD Policy SLC1b: Local Centres

SAD Policy SLC2b: Local Centres

### Not Measured

BCCS Policy HOU2: Housing Density, Type and Accessibility

BCCS Policy HOU5: Education and Health Care Facilities

BCCS Policy CEN8: Car Parking in Centres

BCCS Policy LOI CEN8a: Car Parking in Centres

BCCS Policy CEN8b: Car Parking in Centres

BCCS Policy TRAN2: Managing Transport Impacts of New Development

BCCS Policy TRAN4: Creating Coherent Networks for Cycling and for Walking

BCCS Policy TRAN4b: Creating Coherent Networks for Cycling and for Walking

BCCS Policy TRAN5a: Influencing the Demand for Travel and Travel Choices

BCCS Policy ENV2: Historic Character and Local Distinctiveness

BCCS Policy ENV3: Design Quality

BCCS Policy Indicator LOI ENV3a - Proportion of major planning permissions adequately addressing By Design and Manual for Streets guidance as appropriate

BCCS Policy Indicator LOI ENV3b - Proportion of major planning permissions meeting at least Code for Sustainable Homes Level 3 or BREEAM very good standard

BCCS Policy ENV4: Canals

BCCS Policy Indicator LOI ENV4a - Proportion of planning permissions granted in accordance with Conservation Section's recommendations

BCCS Policy Indicator LOI ENV4b - Proportion of planning permissions granted in accordance with British Waterways' planning related advice

BCCS Policy ENV5: Flood Risk, Sustainable Drainage Systems and Urban Heat Islands

BCCS Policy ENV6a: Open Space, Sport and Recreation

BCCS Policy ENV7: Renewable Energy

BCCS Policy ENV8: Air Quality

BCCS Policy WM1: Sustainable Waste and Resource Management

BCCS Policy Indicator LOI WM1a Diversion of waste from landfill - a) % municipal waste diversion; b) % commercial waste diversion.

BCCS Policy Indicator LOI WM1b % of new waste capacity granted permission / implemented as specified in WM1 (tonnes per annum) by 2026.

BCCS Policy WM2: Protecting and Enhancing Existing Waste Management Capacity

BCCS Policy Indicator LOI WM2 - % protection of capacity at existing / proposed strategic waste management sites, by waste planning authority

BCCS Policy WM3: Strategic Waste Management Proposals

BCCS Policy WM4: Locational Considerations for New Waste Management and Facilities

BCCS Policy WM5: New Proposals for Minerals Development

UDP Policy H1: Renewal of Existing Residential Area

UDP Policy S1: Definition of Town Centre Uses

UDP Policy S2: The Hierarchy of Centres

UDP Policy S3: Integration of Developments in Centres

UDP Policy S4: The Town and District Centres: General Principles

UDP Policy S5: The Local Centre

UDP Policy T2: Bus Services

UDP Policy T3: The Rail and Metro Network:

UDP Policy T4: The Highway Network

UDP Policy T5: Highway Improvements

UDP Policy T9: Cycling

UDP Policy T13: Parking Provision for Cars, Cycles and Taxis

UDP Policy ENV18: Existing Woodlands, Trees and Hedgerows

UDP Policy LC1: Urban Open Space

UDP Policy LC2: Proposed Open Spaces

UDP Policy LC5: Greenways

UDP Policy LC6: Sports Pitches

SAD Policy ENV2: Control of development in Green Belt

SAD Policy M3a – Production of Secondary / Recycled Aggregates – net change in capacity at fixed CD&EW recycling sites

SAD Policy M4b - M4b – Percentage of applications at new or former sand and gravel extraction sites satisfying the general requirements and criteria in BCCS Policies MIN2 and MIN5 .and the specific requirements in SAD Policies M4 and M5.