

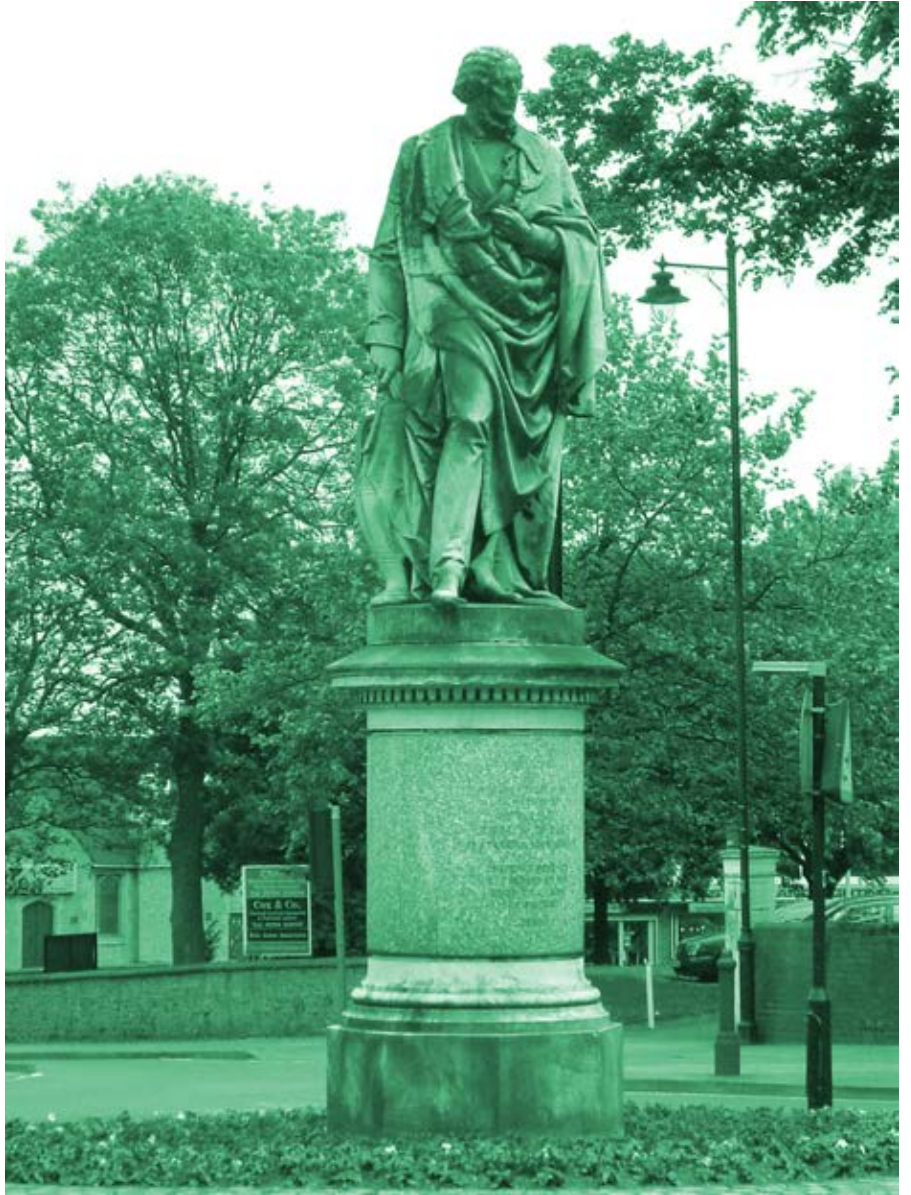
Authority's Monitoring Report

January 2015



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1

Introduction

Chapter 1 – Introduction

1. Monitoring is an essential element of policy making. Planning policy contributes greatly towards many of the Council's priorities, namely increasing the availability and affordability of homes, regenerating the Borough, making the Borough cleaner and greener, protecting employment land and therefore jobs and making it easier for people to access shops and services close to where they live.
2. Within this context the Authority's Monitoring Report is the main mechanism for assessing the performance of the adopted Development Plans for the Borough. Monitoring provides the catalyst for any review or update, as it shows whether or not policies are being implemented – for example, whether the development proposed is being delivered at the right time and in the right locations, and whether the environmental protection policies are effective.

Updates since the last AMR

3. This report covers the period from 1st April 2013 to 31st March 2014. This is the third year that we will report progress against the Black Country Core Strategy (BCCS) which was adopted in February 2011 and replaces certain policies in Dudley's 2005 Unitary Development Plan (UDP). The BCCS is a joint document that covers the four Black Country authorities. It is also the third year we will report on the progress at the new strategic centre of Brierley Hill (including Merry Hill, the Waterfront and Brierley Hill High Street) within the Regional Network given the AAP was adopted in August 2011.
4. The Stourbridge and Halesowen Area Action Plans (AAPs) were both adopted half way through the 2014 monitoring year of 1st April 2013 to 31st March 2014 (they both being adopted during October 2013). Therefore monitoring for these AAPs will not be included within this year's 2014 AMR – instead commencing in next year's 2015 AMR of 1st April 2014 to 31st March 2015 such that a full 12 months monitoring of these AAPs can initially be set out. It is anticipated that this 2015 AMR will additionally include monitoring of the AAPs identified 'development opportunity sites' from adoption in October 2013 to 31st March 2014 – these sites being where any significant town centre development or redevelopment is most likely to take place.
5. The BCCS has resulted in some indicators that were formerly in the Dudley UDP being superseded whilst other new indicators have been introduced. In the case of the new indicators, in most cases these relate to Black Country-wide targets and we have reported the contribution that developments in the Borough have made to the Black Country targets. Therefore each of the four authorities will produce a monitoring report that



Chapter 1 - Introduction

incorporates the indicators from the BCCS and reflect the authority's own situation.






6. The report monitors the suite of adopted Local Development Documents (LDD), which this year includes:
 - Black Country Core Strategy
 - Brierley Hill AAP
 - Dudley UDP
7. Section 113(5) of the Localism Act 2011 requires the Council to make the Authorities Monitoring Report available to the public and it will be made available electronically on the Council's website.







Monitoring Framework









8. A monitoring framework has been produced which uses measureable indicators to help assess progress towards the aims and targets set in our planning policy documents. It assesses:
 - The implementation of the Local Development Scheme (LDS); and
 - The extent to which policies in Local Development Documents (LDD's) are being achieved.
9. This is done via the monitoring of policies and their indicators and targets. In order to achieve a broad monitoring framework, there are three different types of indicators:
 - **Contextual Indicators** set out the wider context within which the LDDs operate. The indicators set out the key characteristics and the issues in the locality. These are set out in Chapter 2.
 - **Output Indicators** are split into core and local indicators. They measure the physical activities that are directly related to, and are a consequence of, the implementation of planning policies. These are set out in Chapter 3 onwards.
 - **Core Output Indicators** were set by central Government and contributed to the monitoring of regional and local policy. This national guidance was withdrawn by the Government in March 2011 and it is a matter for each local authority to decide what to include in their monitoring reports. The set of Core Output Indicators previously set by the Government have been carried forward by the BCCS (COI) as local indicators.
 - **Local Output Indicators** are set locally and are derived from policies set by Dudley MBC to monitor the Dudley UDP, Brierley Hill AAP and previous Core Output Indicators included in the BCCS.





- **Significant Effects Indicators** monitor the effects of plans and policies on social, environmental and economic issues. These are linked to Strategic Environmental Assessments and Sustainability Appraisals of LDD's.






10. The following Table sets out all the indicators and policies which have been monitored in this Report and gives an indication of whether those policies have been successful. Some of the indicators in the adopted BCCS have been amended and the table sets out all of the indicators that have been monitored.






| Topic Area | Policy | Indicator Reference | Indicator | Performance |
|-----------------------|--|---------------------|---|---|
| Delivering the Vision | BCCS : DEL1 – Infrastructure Provision | LOI DEL1 | Adoption of local Development Documents setting out details of the full range of infrastructure to be provided or supported |  |
| | BCCS : DEL2 – Managing The Balance Between Employment Land And Housing | LOI DEL2 | Adoption of Site Allocation Documents and Area Action Plans covering the whole of the Black Country as per each LA LDS |  |
| | | LOI DEL2b | Employment land completions by Local Authority (ha) |  |
| | | LOI DEL2c | Loss of employment land by Local Authority area (ha) by type |  |
| Housing | BCCS : HOU1 – Delivering | COI HOU1a | Housing Trajectory Indicators |  |







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| | sustainable housing growth | 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 | |
| | | L31 | Supply of ready to develop land |  |
| | | COI HOU1b | New and converted dwellings on previously developed land |  |
| | BCCS : HOU2 – Housing Density, Type and Accessibility | LOI HOU2a | % of housing completions on sites meeting accessibility standards |  |
| | | LOI HOU2b | Proportion of 1, 2 and 3+ bedroom properties completed by type |  |
| | BCCS : HOU3 – Delivering affordable housing | COI HOU3 | Gross affordable housing completions |  |
| | BCCS : HOU4 – Accommodation for Gypsies and Travellers and Travelling Showpeople | COI HOU4 | Net additional pitches (permanent residential pitches, transit pitches and plots for travelling showpeople) provided up to 2018 |  |










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| | BCCS : HOU5 – Education and Health Care Facilities | LOI HOU5 | Loss of Education and Health Care capacity during the plan period |  |
| | | H1 | Plan period and housing targets |  |
| | | L1 | Windfall development |  |
| Employment | BCCS : EMP1 – Providing for economic growth | LOI EMP1a | Employment land completions by Local Authority (ha) |  |
| | | LOI EMP1b | Loss of employment land by Local Authority area (ha) |  |
| | BCCS : EMP2 – Actual and potential strategic high quality employment areas | LOI EMP2a | Employment land completions by Local Authority by Strategic High Quality and Potential Strategic High Quality Employment Area as defined in Policy EMP2 and broad locations shown in Appendix 3 (ha) |  |
| | | LOI EMP2b | Additions made to Strategic High Quality Employment Land stock as defined in Policy EMP2 through improvement programmes |  |
| | | LOI EMP2c | Loss of employment land by Local |  |






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| | | | Authority area (ha) by Strategic High Quality and Potential Strategic High Quality Employment Area as defined in Policy EMP2 and broad locations shown in Appendix 3 (ha) | |
| | BCCS : EMP3 – Local Quality employment areas | LOI EMP3a | Employment land completions by LA by Local Quality Employment Area as defined in Policy EMP3 and broad locations in Appendix 3(ha) |  |
| | | LOI EMP3b | Loss of employment land by LA area (ha) by Local Quality as defined in Policy EMP3 and broad locations in Appendix 3 (ha) |  |
| | BCCS : EMP4 – Maintaining a supply of readily available employment land | LOI EMP4 | Readily available employment land |  |
| | BCCS : EMP5 – Improving access to the labour market | LOI EMP5 | Proportion of major planning permissions making provision for targeted recruitment or training secured through s106 Agreements |  |








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| | BCCS : EMP6 – Cultural facilities and the visitor economy | LOI EMP6 | Loss of sub- regionally significant visitor and cultural facilities |  |
| Centres and Retail | BCCS : CEN1 – The importance of the Black Country centres for the regeneration strategy | LOI CEN1 | Amount of floorspace for town uses completed and amount permitted within an appropriate centre, as a proportion of all completions and planning permissions for such uses |  |
| | BCCS : CEN2 – Hierarchy of centres | LOI CEN2 | Amount of floorspace for town uses completed and amount permitted within an appropriate centre, as a proportion of all completions and planning permissions for such uses |  |
| | BCCS : CEN3 – Growth in the Strategic Centre | LOI CEN3 | Amount of additional floorspace for town centre uses within or on the edge of each Strategic Centre in accordance with policy CEN3 |  |
| | BCCS : CEN4 – Regeneration of Town Centres | LOI CEN4 | Amount of additional floorspace for town centre uses within or on the edge of each Town Centre in accordance with |  |







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| | | | policy CEN4 | |
| | BCCS : CEN5 – District and Local centres | LOI CEN5 | Amount of additional floorspace for town centre uses within or on the edge of each District and Local Centre in accordance with policy CEN5 |  |
| | BCCS : CEN6 – Meeting local needs for shopping and services | LOI CEN6 | Number of developments of up to 200 square metres gross floorspace for town centre uses permitted outside of centres, that meet the requirements of policy CEN6, as a proportion of all such permissions |  |
| | BCCS : CEN7 – Controlling out-of-centre development | LOI CEN7 | Number and floorspace of new developments for town centre uses permitted, and number and floorspace completed, outside of Strategic, Town District or Local Centres that do not accord with policy CEN7 requirements |  |
| | BCCS : CEN8 – Car parking in centres | LOI CEN8a | Mandatory Indicator Target LTP6 |  |
| | | LOI CEN8b | Mandatory Indicator Target LTP6 – Additional target |  |








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| | | | at Local Authorities discretion | |
| | UDP: CR4 – Protected Frontages | L5 | Protected Frontages |  |
| Transportation and Accessibility | BCCS : TRAN1 – Priorities for the development of the transport network | LOI TRAN1 | % of Development Plan Documents identifying and safeguarding land to meet transport requirements |  |
| | BCCS : TRAN2 – Managing transport impacts of new development | LOI TRAN2 | Appropriate provision or contributions towards transport works and Travel Plans measures by all relevant permissions based on best practice. Targets and measures contained in Travel Plans and agreements will be monitored and reviewed |  |
| | BCCS : TRAN3 – The efficient movement of freight | LOI TRAN3a | The safeguarding of key existing and disused railway lines identified on the Transport Key Diagram |  |
| | | LOI TRAN3b | Protection of sites with existing or potential rail access identified in TRAN 3 |  |
| | BCCS : TRAN4 – Creating | LOI TRAN4a | Increase in cycle use of monitored routes |  |







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| | coherent networks for cycling and for walking | LOI TRAN4b | Implementation of Proposed Local Cycle Network identified in the Cycle Network Diagram |  |
| | BCCS : TRAN5 – Influencing the demand for travel and travel choices and | LOI TRAN5a | Number of publically available long stay parking places in Strategic Centres |  |
| | | LOI TRAN5b | All new publically owned long stay parking spaces in Strategic Centres to be located in peripheral locations |  |
| | UDP: AM13 – Public Rights of Way | L14 | Number of new rights of way |  |
| Nature Conservation | BCCS : ENV1 - Nature conservation | LOI ENV1 | Change in areas of biodiversity importance |  |
| | UDP: NC1 – Biodiversity | L36 | Protection of BAP Priority Fen, Reedbed and Coastal and Floodplain Grazing Marsh |  |
| | | L18 | The extent of Biodiversity Action Plan (BAP) priority |  |
| | UDP: NC10 – The Urban Forest | L32 | Protection of Biodiversity Action Plan Ponds |  |
| Historic Environment | BCCS : ENV2 – Historic character | LOI ENV2 | Proportion of planning permissions granted in |  |






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| | and local distinctiveness and UDP : C5 – areas of Townscape Val | | accordance with Conservation / Historic Environment Section or Advisor recommendations | |
| | | L25 | Applications for development that would adversely affect a SAM in the monitoring year |  |
| | UDP: HE3 – Landscape Heritage Area | L21 | “Local Area Character Appraisals” as set out in the Historic Environment SPD, are carried out for all relevant Development Plan Documents (e.g., Area Action Plans). |  |
| | UDP: HE3 – Castle Hill Special Landscape Heritage Area | L39 | Number of permissions granted that protect and enhance the very special and diverse components of Castle Hill so that they can co-exist without detriment to each other. |  |
| | UDP: HE4 – Conservation Areas | L22 | Protection of Conservation Areas and buildings listed as of historic or architectural interest |  |
| | UDP: HE5 – Buildings of Local Historic Importance | | |  |






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|----------------|---|-----------|--|---|
| | UDP: HE6 – Listed Buildings | | |  |
| | UDP: HE7 – Canals | L23 | Planning Obligations SPD utilised effectively to achieve canal side developments providing public realm investment on the canal side/towpath. |  |
| | UDP: HE8 – Archaeology and information | L24 | Developers comply with all requests for further information to be supplied in relation to development proposals affecting the Historic Environment |  |
| | UDP: HE10 – Sites of Regional Importance | L26 | Planning permissions determined requiring archaeological investigation and recording as condition of consent or other mitigation to protect archaeological remains |  |
| | UDP: HE11 – Archaeology and Preservation | | |  |
| Design Quality | BCCS : ENV3 – Design Quality | COI ENV3 | Housing Quality Building for Life assessment |  |
| | | LOI ENV3a | Proportion of major planning permissions adequately addressing By |  |








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| | | | Design and Manual for Streets guidance as appropriate | |
| Environmental Protection | BCCS : ENV4 – Canals | LOI ENV4a | Proportion of planning permissions granted in accordance with Conservation Section's recommendations |  |
| | | LOI ENV4b | Proportion of planning permissions granted in accordance with British Waterways' planning related advice |  |
| | BCCS : ENV5 – Flood Risk, Sustainable Drainage Systems and urban Heat Island | COI ENV5 | Number of planning permissions granted contrary to EA advice on flooding and water quality grounds |  |
| | | LOI ENV5b | Proportion of major planning permissions including appropriate SUDs |  |
| | UDP: EP3 _ Water Protection | E1 | Number of planning permissions granted contrary to EA advice on flooding and water quality grounds |  |
| Strategic Open Space | BCCS : ENV6 – Open Space, Sport and | LOI ENV6 | Hectares accessible open space per 1000 population |  |

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| | Recreation | LOI ENV6b | Delivery through Local Development Documents of broad open space, sport and recreation proposals for each Regeneration Corridor and Strategic Centre set out in appendix 2 |  |
| | UDP: SO1 – Green Belt | L27 | Number of developments which compromise the open nature of the green belt |  |
| | UDP: LR1 – Open Space | L28 | The percentage of eligible open spaces managed to Green Flag award standard |  |
| | UDP: LR3 – Children's Play Areas | L29 | The number of publicly accessible, equipped children's play areas and major sports facilities which have been lost to redevelopment |  |
| | UDP: LR5 – Playing Fields | L33 | The number of existing outdoor sports and recreational green spaces lost to development |  |
| | UDP: LR6 – Protection of Sport and Recreation Facilities | | |  |
| | UDP: LR7 – Major Sports Facilities | L34 | The number of major sports facilities which have been lost |  |

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|------------------|---|----------|--|---|
| | | | to development | |
| | UDP: LR9 – Allotments | L35 | The number of allotments which have been lost to development |  |
| Renewable Energy | BCCS : ENV7 – Renewable Energy | LOI ENV7 | Proportion of eligible developments delivering measures sufficient to offset at least 10% of estimated residual energy demand |  |
| | | COI ENV7 | Renewable energy generation |  |
| Air Quality | BCCS : ENV8 – Air Quality | LOI ENV8 | Proportion of planning permissions granted in accordance with Air Quality / Environmental Protection Section's recommendations |  |
| Waste | BCCS : WM1 – Sustainable Waste and Resource Management | LOI WM1a | Diversion of waste from landfill: Percentage of Local Authority Collected Waste, LACW, diversion away from landfill (LACW previously known as 'municipal waste') |  |
| | BCCS : WM2 – Protecting and enhancing Existing Waste Management | LOI WM2a | % protection of capacity at existing / proposed strategic waste management sites |  |

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| | Capacity | LOI WM2b | % of applications affecting existing waste management sites that comply with the policy |  |
| | BCCS : WM3 – Strategic Waste Management Proposals | LOI WM3a | % and capacity of strategic waste management infrastructure proposals in Table 17 implemented by 2026 |  |
| | | LOI WM3b | % and capacity of new waste management facilities contributing towards the residual requirements in Table 18 implemented by 2026, by waste stream and by authority |  |
| | BCCS : WM4 – Locational Considerations for New Waste Management Facilities | LOI WM4 | % of waste management development applications approved that meet Policy WM4 locational requirements by waste planning authority |  |
| | BCCS : WM5 – Resource Management and New Development | LOI WM5a | % of major planning applications granted which address Policy WM5 requirements (e.g. provision of supporting information on resource |  |

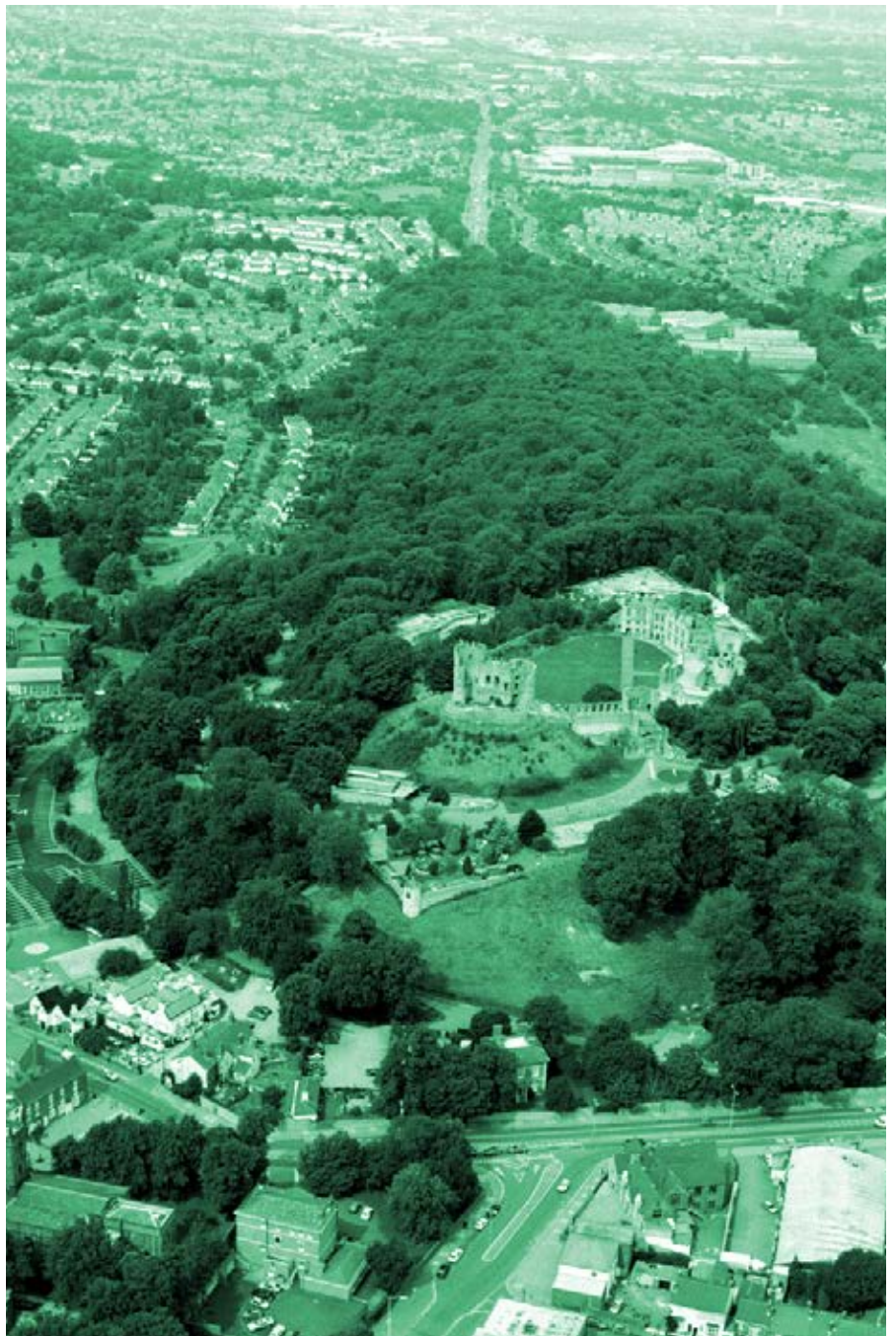
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| | | | management). | |
| Minerals | BCCS : MIN1 – Managing and Safeguarding Mineral Resources | LOI MIN1a | % of non-mineral development proposals approved within the MSA (falling within the policy thresholds) which do not needlessly sterilise mineral resources |  |
| | | LOI MIN1b | Safeguarding of key mineral infrastructure sites identified on the BCCS Minerals Key Diagram |  |
| | BCCS : MIN2 – Production of Aggregate Minerals | LOI MIN2a | Supply of Primary Land Won Aggregates - sand and gravel sales and land banks in the former West Midlands |  |
| | | LOI MIN2b | Production of Secondary / Recycled Aggregates - net change in capacity at fixed CD & EW recycling sites |  |
| | | LOI MIN2 | % of permissions for non-mineral related development in areas of search for sand and gravel extraction |  |
| | BCCS : MIN3 – Maintaining Supplies of Brick Clay | LOI MIN3a | % of Black Country brick and tile works with a stock of permitted reserves of | |

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|-----------------------|---|-----------|--|---|
| | | | Etruria Marl and Fireclay sufficient to provide a supply to 2026 and; |  |
| | | | a 25-year supply (NPPF requirement) |  |
| | | LOI MIN3b | % permissions for non-mineral related development in Areas of Search for brick clay (Etruria Marl and Fireclay) extraction |  |
| | BCCS : MIN4 – Exploitation of Other Mineral Resources | LOI MIN4 | % of applications for coal and fireclay working, coal bed methane or natural building stone which satisfy the requirements of the policy |  |
| | BCCS : MIN5 – New Proposals for Mineral Development | LOI MIN5 | % of applications for mineral related development satisfying the criteria in the policy |  |
| Community Involvement | SCI: Dudley Statement of Community Involvement | L37 | The extent to which community involvement undertaken on the preparation of the LDF is in accordance with the Dudley SCI |  |
| | | L38 | Assessment of the effectiveness of the |  |

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| | | | community involvement undertaken on planning applications and consideration as to whether it was in accordance with the Dudley SCI. | |
|--|--|--|---|--|

The specific Brierley Hill indicators and policies which have been monitored are set out in the AAP chapter. They have also been set out in table form and where applicable the 2012 results are measured against the policy targets. As stated further above, the Stourbridge and Halesowen AAP's were both adopted half way through the 2014 monitoring year of 1st April 2013 to 31st March 2014 (they were both adopted during October 2013). Therefore monitoring for these AAPs will not be included within this year's AMR, it will be included within next year 2015 AMR.

2



Contextual Indicators

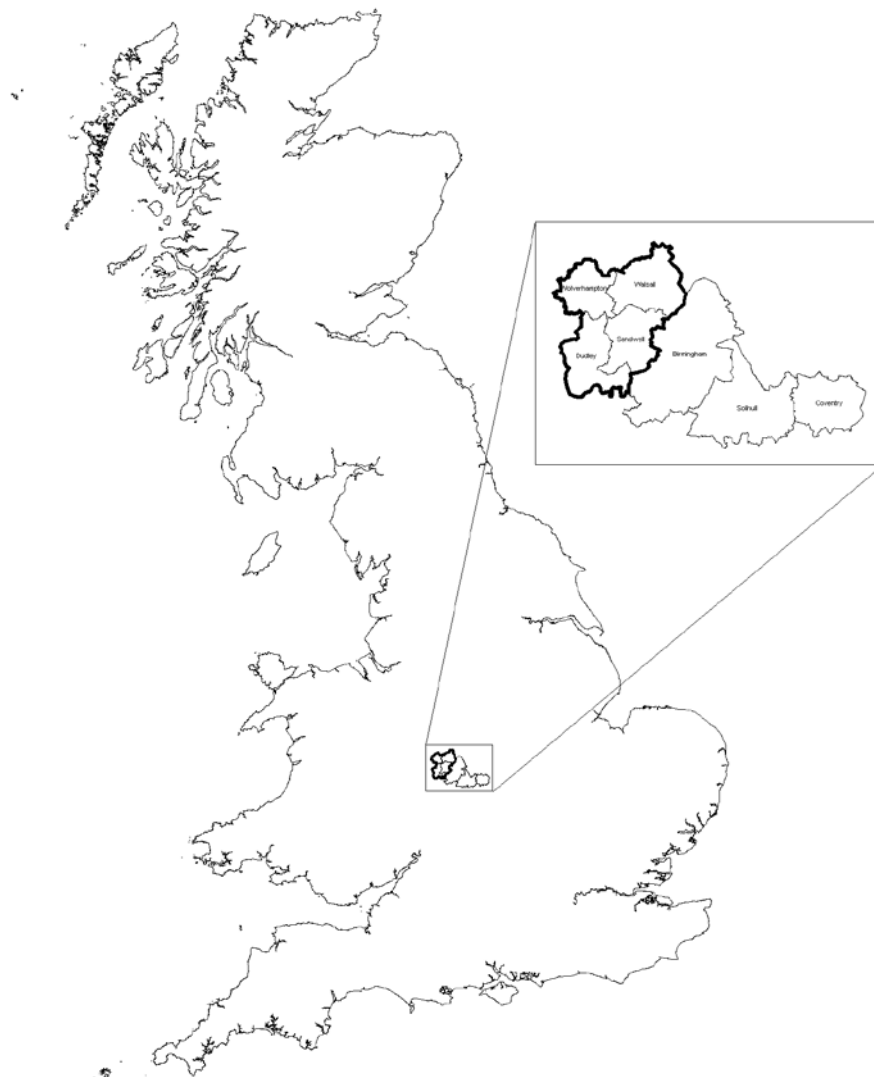


Chapter 2 - Contextual indicators

Introduction to the Black Country

1. The Black Country is a sub-region of the West Midlands located to the west of Birmingham. In local government terms the Black Country is defined as the four local authority districts of Dudley, Sandwell, Walsall and Wolverhampton.

The Location of the Black Country Local Authority Districts
in Relation to the West Midlands conurbation and Great Britain



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2. Dudley Borough is located 9 miles west of Birmingham and 6 miles south of Wolverhampton. To the west and south lie the rural areas of South Staffordshire and Worcestershire. Despite its predominantly urban character, an estimated 25% of the Borough consists of open space, including approximately 1,700 hectares of Green Belt, which contribute to its environmental quality and attractiveness.

Black Country Demographic Profile

3. According to 2013 mid-year estimates the Black Country had a population of 1,152,500. Dudley has the largest population of the four Black Country districts at 314,400, followed by Sandwell (314,300), Walsall (272,200) and Wolverhampton (251,600). The districts have a similar proportion of their population in the 20-59 age ranges, varying from 50.8% in Dudley to 53.2% in Wolverhampton. Sandwell and Walsall have a younger population with 20.6% and 19.6% respectively aged 0-14, compared to 18.8% in Wolverhampton and 17.7% in Dudley. Conversely Dudley has the largest percentage of people aged 60 and over (25.3%) and with Walsall (22.8%), Wolverhampton (21.8%) and Sandwell the smallest (20%).
4. Analysis of population relative to the size of each district shows that Sandwell and Wolverhampton have similar population densities at 36.7 and 36.2 people per square hectare respectively. Dudley has 32.1 and Walsall 26.2.
5. The latest figures on ethnic group from the 2011 Census show that Wolverhampton has the greatest proportion of minority groups (defined as non-White British) at 35.5%, with Sandwell having 34.2%, Walsall 23% and Dudley 11.5%. Asian groups are the largest minorities in each area; Pakistani in Dudley and Indian in the other three districts.
6. 2012-based projections suggest that if recent demographic trends continue Sandwell will have the largest population in the Black Country by 2014 and experience a total increase of 9.1% by 2022 to reach 339,500. If the projections are realised the other Black Country districts will also grow by 2.7-5.1%, resulting in populations of 322,100 in Dudley, 284,600 in Walsall and 259,400 in Wolverhampton. These projections do not take account of policy or development aims that have not yet had an impact on observed trends so should be treated as indicative only.

Black Country Economic Profile

7. Vitality amongst the labour market can be measured through the proportion of working age (16-64) people who are in, or actively seeking, employment. Figures from 2013/14 show that the economic activity rate

was 79.3% in Dudley, 74.2% in Sandwell, 71.3% in Wolverhampton and 70.2% in Walsall.

8. In terms of employment there remains a large reliance on manufacturing, which employs around 1 in 7 workers in the Black Country and is the largest of 18 industrial sectors in Sandwell and Walsall; Dudley and Wolverhampton have the largest proportion of their workforce employed in the health sector (16.1% and 14.2% respectively). Health, retail and education are the other large employers across the Black Country. Comparison with national figures demonstrates the importance of manufacturing (Black Country 15.1%; England 8.4%) but shows a relative under-representation in the information / communication, finance and professional / scientific / technical sectors.
9. Figures from 2013 show average earnings of those working in the Black Country districts vary from £21,562 (Dudley) to £24,930 (Wolverhampton). Whilst these figures are considered reasonably precise the way they are collected makes comparisons between areas and over time difficult, but the trend over previous years shows that the Black Country districts have consistently lower earnings levels than the West Midlands (£26,187 in 2013) and England as a whole (£27,376).
10. As of June 2014 there were 32,888 Jobseeker's Allowance (JSA) claimants in the Black Country. Data from the last three years shows that the number of claimants in each district remained relatively stable until February 2013, but has since decreased month on month, mirroring the pattern seen nationally but with notably higher rates. 2.4% of the working age population in England were claiming JSA compared to 3.7% in Dudley, 4.2% in Walsall, 4.8% in Sandwell and 5.8% in Wolverhampton.
11. Long-term unemployment is also higher in the Black Country. Data from June 2014 shows that 38.2% of JSA claimants in Sandwell and Wolverhampton, 38.1% in Dudley and 34.6% in Walsall have been on the benefit for a year or more; the equivalent figure for England is 30.8%.
12. Though showing signs of improvement the unemployment figures are symptomatic of the recessionary period. Business creation in the Black Country also declined under these economic conditions, with the number of new businesses per 10,000 adult population decreasing from 2007 to 2010. However, the 2011 figures indicated an upturn with all four districts experiencing an increase in business creation rates. This has sustained through to the latest 2012 figures in Dudley and Walsall, with slight falls in the other two districts. There were 37.8 new businesses created per 10,000 adult population in both Dudley and Wolverhampton, 37.3 in Walsall and 36.1 in Sandwell. The rate in England has been consistently higher and stood at 55.3 in 2012.
13. Sustaining new business activity has also been increasingly difficult in recent times, as illustrated by the proportion of new Black Country businesses that ceased trading within a year, which more than doubled

Chapter 2 – Contextual Indicators

from 5.1% in 2007 to 12.1% in 2010, with rates of 11% in Sandwell and Wolverhampton, 12.1% in Walsall and 13.9% in Dudley. However, the latest 2011 figures show that the percentage of businesses folding within a year has fallen in all four Black Country districts to stand at 5.7% in Wolverhampton, 6.2% in Walsall, 6.6% in Dudley and 7.3% in Sandwell; the England equivalent was 6.9%.

14. Developing a skills base amongst the workforce is essential to economic development. Figures from 2013 indicate that the percentage of working age people with no qualifications is greater amongst the Black Country districts than for England (9.1%). Wolverhampton has 22.9% with no qualifications, Sandwell 19.3%, Walsall 17.6% and Dudley 10.7%. Conversely fewer people have higher skills of NVQ level 4 (and equivalent) and above; Sandwell has 19.7%, Wolverhampton 20%, Walsall 24.2% and Dudley 24.4%, compared to 35% for England. The figures at the district level are subject to a degree of accuracy of approximately +/- 3%, but taking this into account it is clear that a disparity in levels exists. The proportion with higher skills in the Black Country has increased over the last five years, but this is also true at the national level, meaning there has been no significant narrowing in the skills gap.

Black Country Housing Profile

15. As of April 2013 there were approaching half a million dwellings in the Black Country. Dudley has the largest number amongst the four districts at 135,230, followed by Sandwell with 128,260, Walsall with 111,880 and Wolverhampton with 107,040. These figures are reflective of population size, but the structure of the population in terms of households (family groupings) is also an important determinant in the requirement for dwellings.
16. The large majority of dwellings are in the private sector (Dudley 79.7%; Walsall 75.6%; Wolverhampton 72.7%; Sandwell 71.7%). Local authority housing is still a key sector in Sandwell (23.5%), Wolverhampton (21.8%) and Dudley (17%), with Walsall having transferred its stock into the social housing sector, which now accounts for 24.3% of dwellings. There is some variation in the proportion of vacant housing, with Dudley (2.8%) at a similar level to England (2.7%) and Walsall (3%), Sandwell (3.4%) and Wolverhampton (3.6%) having marginally higher rates.
17. House prices at the national level had been on a general downward trend since the last peak in 2007, but are now showing strong signs of a reversal. The Black Country districts demonstrate the same pattern but have lower average prices. In the year to April 2014 average house prices increased by 2.2% in Walsall, 3% in Wolverhampton, 3.3% in Dudley and 6.9% in Sandwell. Dudley had the highest average price at £120,196, followed by Walsall at £109,877, Wolverhampton with £101,117 and Sandwell at £95,720; this compares to £171,436 for England and Wales.

Black Country Transport Profile

- 18.** 2011 Census results show that Dudley is most reliant on private methods of travelling to work compared to other areas, with 76.3% using a car / motorcycle. The equivalent for Walsall is 73.5%, and Wolverhampton (68.1%) and Sandwell (67.7%) are closer to the national figure (62.9%). The largest proportions travelling by bus are seen in Sandwell (14.2%) and by train / Metro in Wolverhampton (4.3%). 9-10% of people walk to work in Sandwell, Walsall and Wolverhampton, representative of the national picture (10.7%), but in Dudley the figure is lower at 7.9%.
- 19.** These differences between public / private transport are also seen in data from 2011-12 / 2012-13 analysing peak morning trips into centres across the four districts. Bus trips only account for 11.6% of journeys into Brierley Hill and 15% into Dudley town centre. For Walsall (30.9%), West Bromwich (31.6%) and Wolverhampton city centre (22.3%) the percentages are significantly higher. Walsall and Wolverhampton also have inbound trips by rail, with 2.1% and 4.6% of journeys respectively by this method. 2.8% of trips to West Bromwich and 1.3% to Wolverhampton are via Metro.

Black Country Socio-Cultural Profile

- 20.** The Indices Of Deprivation provide a measure of relative deprivation levels across England. Deprivation scores are calculated for each district across a number of measures; these are then converted into a national ranking system where a rank of 1 equals the most deprived district in England. The most recent indices from 2010 show that Sandwell was ranked 12th of 326 local authority districts, followed by Wolverhampton with a ranking of 21, Walsall 30 and Dudley 104. Measures at the district level can mask pockets of significant deprivation. Each district can be sub-divided into areas called Lower Layer Super Output Areas (LSOA). These are used for the presentation of statistics such as the Index of Multiple Deprivation, which is part of the national indices. Analysis shows that in 2010 9.4% of Dudley's LSOA were amongst the 10% most deprived in England, compared to 24.3% in Walsall, 26.6% in Wolverhampton and 30.5% in Sandwell.
- 21.** The percentage of Black Country pupils achieving 5 or more GCSE grades A*-C (including English and Maths) showed a continued increase over the five years to 2011, fell slightly in three of the four districts in 2012, then increased again to reach highest recorded levels in 2013. In Wolverhampton 61% of pupils achieved the standard, which along with 59.7% in Dudley exceeded the national level of 59.2%. The figures in Walsall and Sandwell were 58.7% and 54.1% respectively.
- 22.** Male and female life expectancies are on an upward trend inline with the pattern seen for the West Midlands and England. Data from 2010-2012



Chapter 2 – Contextual Indicators

shows that male life expectancy at birth in the Black Country districts varies from 76.8 years in Sandwell to 78.9 in Dudley, with 77.4 in Wolverhampton and 77.9 in Walsall. All four districts have expectancies below those of males at the national level (79.2). Life expectancy for females in Dudley is the same as for England at 83, with the other three Black Country districts having lower expectancies of 82.3 years in Walsall, 81.7 in Wolverhampton and 81.3 in Sandwell.

- 23.** Childhood obesity levels can be viewed as an indicator of future health issues. Obesity amongst Black Country reception year school children is more prevalent than the 9.3% seen at the England level. Data for 2012/13 reported that 10.1% of reception children in Dudley were obese, compared to 10.9% in Sandwell, 11.5% in Walsall and 12.7% in Wolverhampton.
- 24.** Crime levels in all four districts have seen a steady and sustained decrease over the past few years, but in a reversal of this trend there has been a small increase in crime rates in the last twelve months. In the period 1 April 2013 to 31 March 2014 the crime rates per thousand people were 43.7 in Dudley, 55.7 in Sandwell, 55.8 in Walsall and 64.2 in Wolverhampton.

3

Spatial Strategy



Chapter 3 - Spatial Strategy and Delivering the Vision

Achieving the Vision

1. The Black Country Core Strategy contains a vision for the future based around three major directions of change.
 - Creating a network of cohesive, healthy and prosperous **Sustainable Communities**.
 - **Environmental Transformation** involving a step change in the image and environmental quality of the Black Country
 - Achieving **Economic Prosperity** by making the most of the Black Country's accessibility and location to attract new employment opportunities and investment.

Spatial Objectives

Objective 1

A need for focused investment and development in comparison shopping, office employment, leisure, tourism and culture within the four Strategic Centres: Brierley Hill, Walsall, West Bromwich and Wolverhampton, to retain and increase their share of economic activity and meet the increasing aspirations of their catchment areas.

Objective 2

A need for focused investment and development in comparison shopping, office employment, leisure, tourism and culture within the four Strategic Centres: Brierley Hill, Walsall, West Bromwich and Wolverhampton, to retain and increase their share of economic activity and meet the increasing aspirations of their catchment areas.

Objective 3

To retained employment areas and centres, are set in a high quality natural and built environment and are well integrated with surrounding areas.

Objective 4

A high quality environment fit for the future, and a strong Urban Park focussed on beacons, corridors and communities; respecting, protecting and enhancing the unique biodiversity and geodiversity of the Black Country and making the most of its assets whilst valuing its local character and industrial legacy.

Objective 5

To achieve a first-class transport network providing rapid, convenient and sustainable links between the Strategic Centres, existing and new communities, and employment sites. This is to include an enhanced, integrated public transport system, an improved highway network, including walking and cycling routes with strong links to the green infrastructure network.

2. Improvements to the national M5 and M6 motorways network and freight railway network will help deliver better connectivity to Regional and National networks.

Key Development Plan Policies: Core Strategy Policies CSP1-5

Policies CSP1 & CSP2: Level of Growth within and outside the Growth Network

3. Up to the present time, there has been a lot more housing development outside the Growth Network than inside. This is due to a variety of reasons but principally that many of the sites within the Growth Network are on difficult brownfield sites or on sites which are in other uses at present, both of which take longer to come forward. However, significantly, 2012/13 was the first year where housing development within the Growth Network exceeded that outside the growth network and this trend has continued in 2013/14 with an even higher proportion (69%) of housing being constructed within the Growth Network. It is therefore becoming increasingly apparent that the Strategy is continuing to take effect.
4. The regeneration of the Black Country is focused on Strategic Centres and Regeneration Corridors where the majority of development will be focused up to 2026, offering protection to the Green Belt. This is set out in the Core Spatial policies within the Core Strategy which set the context for the theme based policies in the Plan. Whilst these Core Spatial policies are monitored through the theme based policies, the table below identifies some of the key targets to meet in the Black Country, and the progress that has been made to meeting them so far. Further analysis is provided in the individual Chapters on this performance.

Table: Gross Housing Completions

| | Gross Housing Completions 2013/14 (No. of dwellings) | Total Gross Housing Completions since April 2009 (incl. 2013/14) | Gross Housing Completions Core Strategy Indicative Target 2026 |
|-----------------------------------|--|--|--|
| Regeneration Corridors | 297 | 1210 | 4334 |
| Brierley Hill Strategic Centre | 5 | 5 | 2306 |
| Free Standing Employment Sites | 57 | 95 | 310 |
| Total in Growth Network (CSP1) | 359 | 1310 | 7867 |
| Outside the Growth Network (CSP2) | 164 | 1641 | 2556 |

Policies DEL1 & DEL2: Infrastructure Provision and Managing the Balance between Employment Land and Housing.

5. LOI DEL1 - Adoption of Local Development Documents setting out details of the full range of infrastructure to be provided or supported
6. LOI DEL2a - Adoption of Site Allocation Documents and Area Action Plans covering the whole of the Black Country as per Local Authority's Local Development Strategies

**Table: DEL1 & DEL2a:
Progress On the adoption of Local Development Documents**

| Document | Progress 2013-14 | Core Strategy Target | Future Timetable |
|-----------------------|--|----------------------|--|
| CIL Charging Schedule | Preliminary Charging Schedule published January 2013 | Complete by 2016 | Due to adopt by May 2015 |
| Development Strategy | Preferred Options Document preparation | Complete by 2016 | Preferred Options consultation in Summer 2014. Due to adopt early 2016 |

| | | | |
|-------------------------------------|--|------------------|-----------------------------------|
| Stourbridge Area Action Plan | Examination in Public held May 2013 | Complete 2016 by | Adopted November 2013 |
| Halesowen Area Action Plan | Examination in Public held May 2013 | Complete 2016 by | Adopted November 2013 |
| Dudley Area Action Plan | Issues and Options Consultation March 2014 | Complete 2016 by | On target to adopt by end of 2016 |

LOI DEL2b - Employment land completions by Local Authority (ha)
LOI DEL2c - Loss of employment land by Local Authority (ha) by type

| | Overall Progress | Target at 2016 |
|--|-------------------------|-----------------------|
| Gross Employment Land (Hectares) | 827 | 777 |
| Additions to Employment Land (Hectares) | 15 | 7 |
| Employment Land Redeveloped to Housing (Hectares) | 4 | 57 |

7. The records we have (since 2011) show a slow rise in the development of employment land and a small loss which has noticeably increased in the current monitoring year (up 3 hectares). This upward trend in the loss of employment land is likely to continue as a result of a number of redevelopment proposals which have commenced or have planning permission on former employment land – these will help towards meeting these targets in future years and will figure in later monitoring years as outlined in the Table of Significant Developments below. Further analysis of this information is also available in the Economy and Employment Chapter.

Progress on Significant Developments in Dudley 2013/14

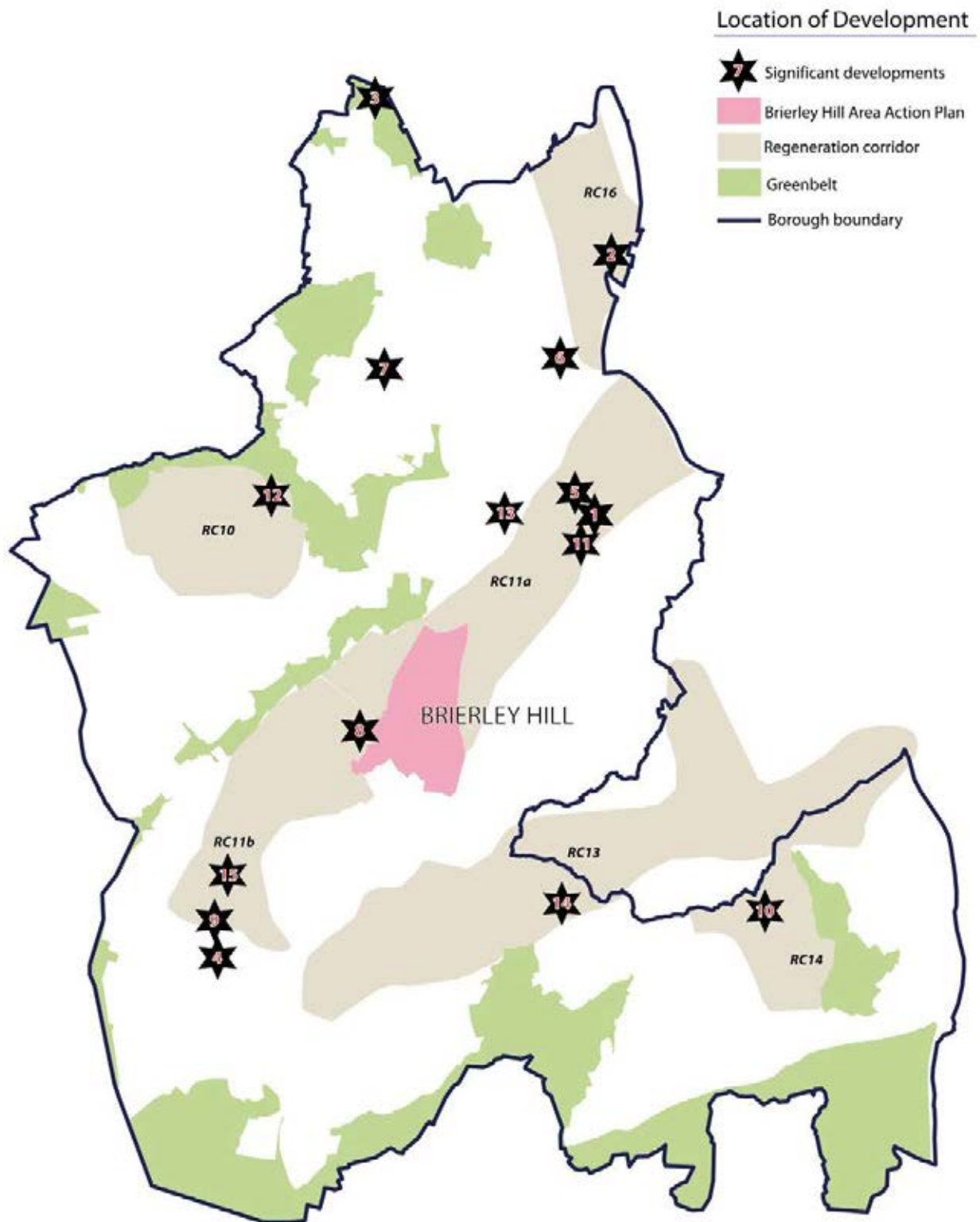
8. The table below shows the progress of significant developments in Dudley. Despite the wider economic climate, it is encouraging that there are a number of large development projects underway or permitted this year. There has been small progress towards the overall target, but there are a number of former employment sites which have commenced or have planning permission for housing development. It is anticipated that some of these will be completed over the next two years and significant progress will therefore be made towards meeting this target by 2016.

9. The Map shows the location of these developments in the context of the Spatial Strategy, and again it is encouraging that the majority of these developments are helping to regenerate the Borough.

| Map Ref | Site Location | Type of Development | Status | Development Outputs |
|---------|---|--|-----------------------------|---|
| 1 | Flood Street, Dudley (3 applications) | Supermarket | Outline Planning Permission | One, possibly two new large supermarkets in Dudley Town Centre. At least 7,400 sq m gross retail floor space. |
| 2 | Coseley Eco-Park | Mixed Industry / Retail / Housing | Outline Planning Permission | 18,000 sq m of business space. 200 dwellings. 3,700 sq m foodstore. 13,000 sq m of retail |
| 3 | Beacon Centre for the Blind | Housing | Completed | 55 dwellings |
| 4 | Crown Centre, Stourbridge Stourbridge Town Centre | New Tesco supermarket, car park and smaller retail units | Completed | 400 jobs. New supermarket plus smaller retail units. Replacement 550 space car park. |
| 5 | Dudley College – Centre for Advanced Manufacturing and Engineering Technologies Dudley Town Centre (Regeneration Corridor 11a) | New campus in Dudley Town Centre | Under Construction | 2,684 m ² of specialist workshops, classrooms, resource areas, enterprise and innovation zones. |
| 6 | Priory Estate(Regeneration Corridor 16) | Housing | Under construction | 314 dwellings (213 dwellings completed so far) |
| 7 | Holloway Street, Gornal | Housing | Completed | 74 dwellings |

Chapter 3 Spatial Strategy and Delivering the Vision

| | | | | |
|----|--|---------|--------------------------|-------------------------------------|
| 8 | Former Brierley Crystal Works, Moor Street, Brierley Hill | Housing | Under Construction | 209 dwellings (184 complete so far) |
| 9 | Former Rolling Mills Site, Bradley Road, Stourbridge(Stourbridge Town Centre and Corridor 11b) | Housing | Full Planning Permission | 85 dwellings |
| 10 | Coombs Road, Halesowen(Regeneration Corridor 14) | Housing | Under Construction | 70 dwellings (30 complete so far) |
| 11 | Constitution Hill Dudley(Regeneration Corridor 11a) | Housing | Under Construction | 147 dwellings (24 completed so far) |
| 12 | Tansey Green Road(Regeneration Corridor 10) | Housing | Under construction | 334 dwellings (102 complete so far) |
| 13 | Former Dudley College Campus, The Parade, Dudley | Housing | Under Construction | 83 dwellings (31 complete so far) |
| 14 | Former Cradley High School | Housing | Under Construction | 120 Dwellings |
| 15 | Former Sunrise Business Park, High Street, Wollaston (Regeneration Corridor 11b) | Housing | Full Planning Permission | 150 dwellings (11 complete so far) |



Significant Effects indicators

| Air Pollution | |
|--|---|
| Significant Effects Indicators | |
| SE1: Achieve a net reduction of Nitrogen Dioxide (NO ₂) in those areas where annual average NO ₂ values are predicted to exceed 40µgm ³ between 2008 (baseline) and 2015. | |
| Local Plan Policy | BCCS Significant Effects Indicator |
| Targets | Where number of days continue to see exceedance over a five year period. |
| Achievements | <p>The previous LTP2 indicator has now been replaced by LTP3 which contains a new performance aim to achieve a net reduction of Nitrogen Dioxide (NO₂) in those areas where the annual average NO₂ values are predicted to exceed 40 µgm³ between 2008 (baseline) and 2015. The monitoring results from two automatic stations located within Dudley have been used to determine trend in pollutant concentrations since 2008.</p> <p>Overall there has been an 8% reduction in NO₂ concentrations at the Central Dudley monitoring station and there is no set trend for NO₂ concentrations at the Colley Gate roadside site.</p> |
| Actions or Comments | It should be noted that pollutant concentrations are highly influenced by meteorological and geographical conditions and this has resulted in variable year on year concentrations. |

| Brownfield biodiversity | |
|--|--|
| Significant Effects Indicators | |
| SE2: Percentage of development and redevelopment on previously developed land undertaking appropriate ecological surveys. | |
| Local Plan Policy | BCCS Significant Effects Indicator |
| Targets | Percentages remain stable or increase over a five year period. |

| | |
|---|---|
| Achievements | Within the monitoring period there has been four significant planning applications granted planning approval within areas of biodiversity importance. All of these four significant planning applications had a habitat survey accompany the planning application (100%) and included on-site nature conservation enhancement works. |
| Actions or Comments | |
| Biodiversity and green space | |
| Significant Effects Indicators | |
| SE3: Proportion of Local Sites where positive conservation management is being or has been implemented | |
| Local Plan Policy | BCCS Significant Effects Indicator |
| Targets | Percentages remain stable or increase over a five year period. |
| Achievements | In the reporting period 40 Local Sites or 21% of the total were being managed positively for nature conservation. |
| Actions or Comments | This data is taken from the Single Data list indicator 160-00 "Proportion of local sites where positive conservation management is being or has been implemented" (previously known as NI 197). This figure does not reflect the operation of the planning system as all sites in management qualifying for inclusion are either maintained by the council or are maintained by financial support from agri-environment grants. |
| Losses of wildlife corridors | |
| Significant Effects Indicators | |
| SE4: Losses of wildlife corridors in relation to development. | |
| Local Plan Policy | BCCS Significant Effects Indicator |
| Targets | No Net Loss of Wildlife Corridors |
| Achievements | During the monitoring year the Brierley Hill AAP, Stourbridge AAP and Halesowen AAP were adopted and therefore the indicator relates only to the Wildlife Corridors located inside the Brierley Hill, Stourbridge and Halesowen AAP's boundaries where there was no development affecting their extent during the monitoring period. A full monitoring evaluation of the Stourbridge AAP and Halesowen AAP will take place in next year's 2015 AMR given that both the Stourbridge and Halesowen AAP's were |

| | |
|----------------------------|--|
| | adopted halfway through the monitoring year in October 2013. |
| Actions or Comments | In addition to the adopted AAP documents listed above, further Wildlife Corridors will also be defined in the emerging Dudley Borough Development Strategy DPD and the emerging Dudley Town Centre AAP. Both the emerging Dudley Borough Development Strategy DPD and Dudley Town Centre AAP are not due to be adopted until mid 2016. Monitoring will take place for these documents when they are adopted. |

| Significant Effects indicators | |
|-----------------------------------|--|
| SE5: Traffic flows on key routes. | |
| Local Plan Policy | BCCS Significant Effects Indicator |
| Targets | When traffic flows see increases over a five year period. |
| Achievements | According to the Local Transport Plan Cordon Survey Data vehicle trips into Dudley centre in the AM Peak (7.30am-9.30am) have decreased by 7.8% between 2010 and 2012. In Brierley Hill centre vehicle trips in the AM Peak (7.30am-9.30am) have increased by 7.5% between 2011 and 2013. |
| Actions or Comments | In Dudley the construction at Burnt Tree Island had a significant impact on the Dudley Cordon Survey results in 2010. There has also been considerable statutory undertaker works in and around Dudley town centre, which may also have had an impact. Furthermore the current economic climate could also be a contributory factor in the decrease. In Brierley Hill, road works have had an impact on traffic flows and the Brierley Hill Cordon Survey in 2011, which accounts for the significant decrease. However, vehicle trips in Brierley Hill have decreased in every survey since 2003. Will continue to monitor. |

| Significant Effects Indicators | |
|--------------------------------|---|
| SE6: Public transport usage. | |
| LDF Policy | BCCS Significant Effects Indicator |
| Targets | When the number sees continued decreases over a five year period. |
| Achievements | According to the Local Transport Plan Cordon Survey Data the bus mode share in Dudley increased from 13.5% in 2010 to 15% in 2012. In Brierley Hill bus mode share increased from 11.6% in 2011 to 12.8% in 2013. |
| Actions or Comments | In terms of the Dudley data, again the construction at Burnt Tree Island had a significant affect on the survey results in 2010, which may have impacted on public transport usage into Dudley centre. Across the West Midlands area wide there has been a downward trend in bus patronage in recent years. Therefore, the increased mode share in both Dudley and Brierley Hill is a positive achievement. Will continue to monitor. |

| Carbon Footprint | | | | |
|--------------------------------------|--|--|-------|-------|
| Significant Effects Indicators | | | | |
| SE7: Carbon footprint of sub-region. | | | | |
| Local Plan Policy | | BCCS Significant Effects Indicator | | |
| Targets | | Where number of days continue to see exceedance over a five year period. | | |
| Achievements | | | | |
| | | Dudley | 2011 | 2012 |
| | | Industry and Commercial Sector CO ₂ Emissions (kt) | 485.3 | 495.4 |
| | | Domestic Sector CO ₂ Emissions (kt) | 608.2 | 671.2 |
| | | Transport Sector CO ₂ Emissions (kt) | 401.6 | 396.2 |

| | | | |
|----------------------------|---|------------|------------|
| | Per Capita CO₂ Emissions (t) | 4.8 | 5.0 |
| Actions or Comments | This is the Third year that we have been required to monitor this indicator following the adoption of BCCS in 2011. We can therefore report CO ₂ emissions fell between 2010 and 2011. However the emissions rose for Industry and Commercial and Domestic sector. The emissions fell for transport sector. However as the indicator refers to a five year period it will be continually assessed year-on year using the above as a baseline in future monitoring reports. | | |

| Significant Effects Indicators | |
|--|---|
| SE8: Ha of Accessible Open Space per 1,000 population | |
| Local Plan Policy | BCCS Significant Effects Indicator |
| Targets | Dudley 5.08, Sandwell 3.44, Walsall 5.00, Wolverhampton 4.74. Trigger: Review progress after five years. |
| Achievements | 4.51 ha per 1000 head of population |
| Actions or Comments | This is slightly below the target of 5ha per 1000 population as a result of no significant new green open space delivered within the monitoring year. |

| Significant Effects Indicators | |
|--|--|
| SE9: Proportion of planning permissions granted in accordance with Conservation/Historic Environmental Section or Advisor recommendations | |
| Local Plan Policy | BCCS Significant Effects Indicator |
| Targets | When percentages reduce over a five year period |
| Achievements | 100% of planning permissions where the Conservation/Historic Environmental Section or Advisor were consulted were granted in accordance with their recommendations |
| Actions or Comments | Going forward there is the potential to use Historic Landscape Characterisation to inform decision making |

| Significant Effects Indicators | |
|---|--|
| SE10: Number of journeys made by public transport into the Strategic Centres | |
| Local Plan Policy | BCCS Significant Effects Indicator |
| Targets | When percentages see ongoing reductions year on year over a five year period |
| Achievements | According to the Local Transport Plan Cordon Survey Data the bus mode share in Dudley has increased from 13.5% in 2010 to 15% in 2012. In Brierley Hill bus mode share increased from 11.6% in 2011 to 12.8% in 2013 |
| Actions or Comments | The increased bus mode share in both Dudley and Brierley Hill is a positive achievement. Construction at Burnt Tree Island had a significant impact on the survey results for 2010 and may well have impacted on public transport usage into Dudley town centre. Will continue to monitor in future years. |

| Significant Effects Indicators | |
|---|---|
| SE11: Diversion of waste from landfill | |
| Percentage of Local Authority Collected Waste (LACW) Diversion | |
| Local Plan Policy | BCCS Significant Effects Indicator |
| Targets | When percentages see increases over a five year period |
| Achievements | <p>BCCS Policy WM1 Sustainable Waste and Resource Management requires that the disposal of waste to landfill be reduced, and that such wastes be more sustainably managed by such as recovery, recycling and composting.</p> <p>Monitoring shows that the diversion rate (away from landfill towards more sustainable forms of waste management) for Dudley Borough's local authority collected waste (LACW) has increased significantly over the last several years, from 84.1% in 2007/08 to 94.1% in 2013/14.</p> <p>This success can in part be attributed to Dudley's energy from waste (EfW) recovery plant at its Lister Road depot.</p> |
| See LOI WM1a - Diversion of waste from landfill: | |



Chapter 3 Spatial Strategy and Delivering the Vision

| | |
|----------------------------|--|
| | Percentage of Local Authority Collected Waste, LACW, diversion away from landfill. |
| Actions or Comments | No action required |



4

Creating Sustainable Communities



Chapter 4 - Creating Sustainable Communities

Objective

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

The Council adopts the plan, monitors and manages the approach to the allocation of housing development in order to both monitor levels of provision and meet the housing requirements of the Black Country Core Strategy, adopted February 2011.

Regular monitoring and review of Dudley's housing delivery performance through the AMR is key to achieving the outcomes set out above and the requirements of the Black Country Core Strategy.

Core Strategy Policy HOU1 Delivering Sustainable Housing Growth

Core Output Indicators

1. The housing monitoring figures are based upon the Black Country Core strategy housing target of 63,000 which is then split between the four Black Country authorities.

H1: Plan period and housing targets



| Indicator | Start of Plan Period | End of Plan Period | Total Housing required (Net) | Source of Plan Target |
|-----------|----------------------|--------------------|------------------------------|------------------------------------|
| HOU1 | 2006 | 2026 | 16127* | Black Country Core Strategy (2011) |

*The net dwelling figure identified for Dudley

2. Dudley Council undertakes an annual review of housing figures in order to measure the rate of housing development within the Borough. These figures are assessed against the Core Strategy housing targets (shown above) to meet the current and future housing needs of the Borough.

Net Completions 2006/07 to 2012/13

| Year | Completions (Gross) | Demolitions | Completions (Net) |
|------------------|---------------------|-------------|-------------------|
| 2006/2007 | 781 | 21 | 760 |
| 2007/2008 | 582 | 40 | 542 |
| 2008/2009 | 673 | 10 | 687 |
| 2009/2010 | 438 | 320 | 150 |
| 2010/2011 | 588 | 71 | 517 |
| 2011/2012 | 650* | 53 | 597 |
| 2012/2013 | 752* | 38 | 712 |
| 2013/2014 | 481* | 13 | 468 |
| TOTAL | 3062 | 566 | 4433 |

*Including conversions and change of use net gains

LOI HOU1 – Housing completions for each Regeneration Corridor and the Strategic Centre, and for free-standing employment sites outside the Growth Network by Local Authority



Gross Housing Completions within Regeneration Corridors, Strategic Centre and Outside the Growth Network

| Strategic Location | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | Total | Core Strategy indicative target for 2009-16 |
|--|---------|---------|---------|---------|---------|-------|---|
| RC10 Pensnett – Kingswinford | 1 | 0 | 2 | 38 | 77 | 118 | 355 |
| RC11a Dudley Town Centre – Brierley Hill | 42 | 37 | 69 | 68 | 27 | 243 | 590 |
| RC11b Brierley Hill – Stourbridge | 88 | 82 | 92 | 40 | 30 | 332 | |
| RC13 Jewellery Line – Rowley Regis to Stourbridge Junction | 3 | 9 | 3 | 32 | 9 | 56 | 0 |
| RC14 Coombswood – Halesowen | 0 | 1 | 2 | 15 | 19 | 37 | 0 |
| RC16 – Coseley, Tipton, Princes End | 1 | 0 | 75 | 213 | 124 | 413 | 120 |
| Brierley Hill Strategic Centre | 0 | 0 | 0 | 0 | 5 | 5 | 2306 |
| Free Standing Employment Sites | 0 | 0 | 0 | 38 | 51 | 89 | 0 |

| | | | | | | | |
|--|------------|------------|------------|------------|------------|-------------|-------------|
| Total for Regeneration Corridors, Free Standing Employment Sites and Strategic Centre | 135 | 129 | 243 | 444 | 342 | 1293 | 3371 |
| Outside the Growth Network | 303 | 459 | 407 | 308 | 139 | 1616 | 1409 |
| Overall Total | 438 | 588 | 650 | 752 | 481 | 2909 | 4780 |

3. The above table identifies housing completions within the regeneration corridors, Brierley Hill Strategic Centre, free standing employment sites and also those outside of the growth network. These figures can then be compared against the indicative phased housing land supply targets provided in Table 6 under Policy HOU1 of the Core Strategy.
4. The figures show that within the Growth Network the highest amount of completions have been delivered within regeneration corridors 11a and 11b, which run from Dudley Town Centre to Brierley Hill and Brierley Hill to Stourbridge. Regeneration Corridor 16 also has a high number of completions which runs north of Dudley Town Centre up to Coseley which includes the North Priory housing development which accounts for a large proportion of these. It is encouraging to see that the growth strategy is working; showing an increase in the totals within the Growth Network in the last three years from 129 in 2010/11 to 342 in 2013/14.
5. Completions are not yet contributing towards housing delivery in Brierley Hill Strategic Centre. The Brierley Hill Area Action Plan provides a planning framework for development in the Borough's Strategic Centre. Market conditions have meant that growth in Brierley Hill has been slower than originally anticipated. Housing completions have also been low in up to now in Regeneration Corridor 10. However, since the approval of a reserved matters application at Tansey Green Road, Pensnett for 334 dwellings, completions since 2012/13 in this corridor have begun to increase. This is set to continue in the next few years as the site develops.
6. Housing completions outside of the Growth Network remain high, with over 100% of the indicative target already delivered. This is largely due to the urban nature of the Borough and the amount of small sites that come forward for development. Small, infill sites often form a high proportion of the Borough's completions, which explains some of the high amount of completions elsewhere in the Borough. In addition, many of the sites anticipated to come forward within the Growth Network are on existing employment sites which either continue to be in use or have stalled in their development due to difficulties in bring them forward in the current economic circumstances. It is expected that more of these sites will start to come forward in the future as the Strategy begins to work further.

Housing Trajectory Table 2006/07 – 2025/26

Performance "calculator" for 2006-26

Date - December 2014

Core Strategy Target for Dudley

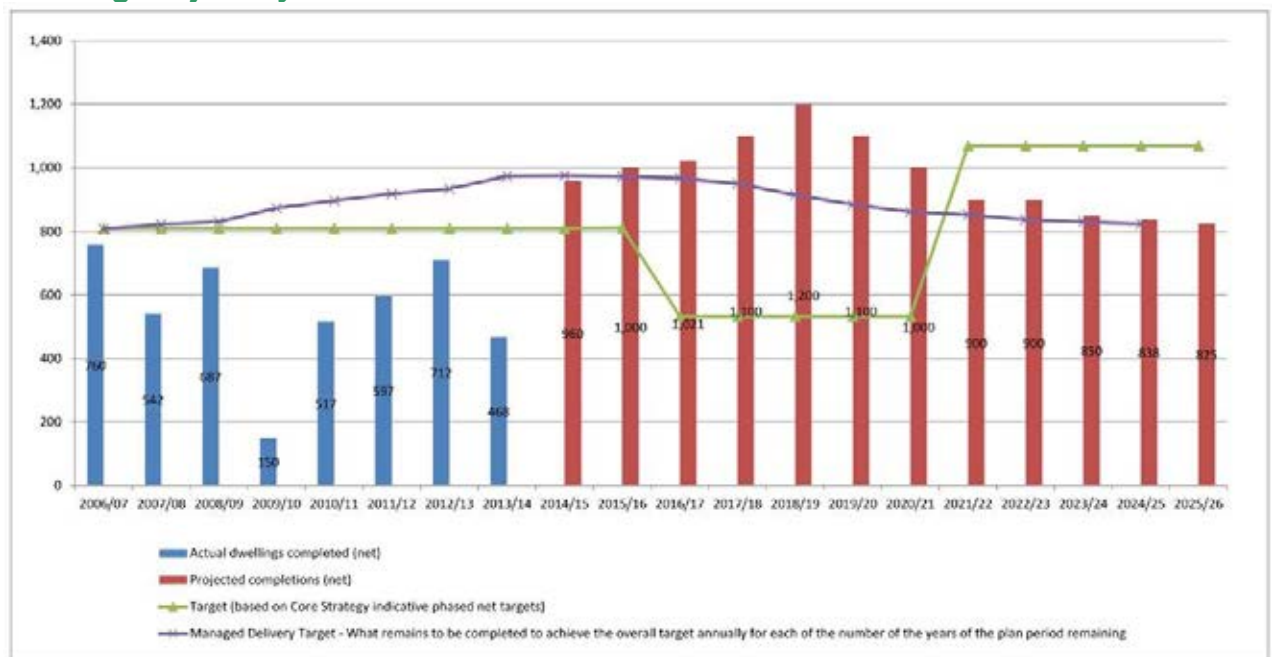
16,127

| | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 | Yr 11 | Yr 12 | Yr 13 | Yr 14 | Yr 15 | Yr 16 | Yr 17 | Yr 18 | Yr 19 | Yr 20 |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Actual dwellings completed (net) | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| Projected completions (net) | 760 | 542 | 687 | 150 | 517 | 897 | 712 | 483 | 860 | 1,000 | 1,021 | 1,100 | 1,200 | 1,200 | 1,000 | 900 | 900 | 850 | 838 | 825 |
| Cumulative completions | 760 | 1,302 | 1,989 | 2,139 | 2,656 | 3,553 | 3,965 | 4,433 | 5,393 | 6,393 | 7,414 | 8,514 | 9,714 | 10,814 | 11,814 | 12,714 | 13,614 | 14,464 | 15,302 | 16,127 |
| Target (based on Core Strategy indicative phased net targets) | 811 | 811 | 811 | 811 | 811 | 811 | 811 | 811 | 811 | 813 | 534 | 534 | 534 | 534 | 534 | 1,069 | 1,069 | 1,069 | 1,069 | 1,069 |
| Cumulative target | 811 | 1,622 | 2,433 | 3,244 | 4,055 | 4,865 | 5,677 | 6,488 | 7,299 | 8,112 | 8,646 | 9,180 | 9,714 | 10,248 | 10,782 | 11,351 | 11,920 | 12,559 | 13,259 | 14,027 |
| Monitor - difference between cumulative completions and cumulative target to date | -51 | -320 | -444 | -1,105 | -1,399 | -1,613 | -1,712 | -2,055 | -1,906 | -1,719 | -1,232 | -666 | 0 | 566 | 1,032 | 863 | 694 | 475 | 244 | 0 |
| Managed Delivery Target - What remains to be completed to achieve the overall target annually for each of the number of the years of the plan period remaining | | | | | | | | | | | | | | | | | | | | |
| | 809 | 824 | 832 | 874 | 898 | 920 | 936 | 975 | 976 | 973 | 968 | 952 | 916 | 886 | 863 | 853 | 838 | 832 | 825 | 825 |
| Number of years left in plan | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | 0 |

| | |
|--|-------|
| 5 year supply target up to 2018/19 | 5,281 |
| 5 year supply target up to 2018/19 + 20% | 6,337 |

7. The Housing trajectory shown in both the table and below chart shows the projected residential completion rates from 2014/15-2026 based on the Core Strategy net housing figure of 16,127 and the phased indicative targets under Policy HOU1. As this figure is from 2006-2026, the projected completion rates account for the housing completions from 2006-2013/2014. The projected completions have been plotted against both the target and Managed Delivery Target which shows what remains to be completed to achieve the overall 16,127 target annually for each of the number of years of the plan period remaining.

Housing Trajectory 2006/07 – 2025/26



COI HOU1A – Housing Trajectory Indicators



8. The trajectory shows the net housing completions since 2006/07, as well as projected completions up to 2025/26. The housing trajectory has been calculated taking into account completions and existing housing commitments (those sites with planning permission). The Strategic Housing Land Availability Assessment (SHLAA) has also been utilised to predict projected completions which accounts for derelict and vacant sites, those put forward by developers with potential for housing, those likely to come forward within the regeneration corridors on surplus industrial land and sites coming forward through the Area Action Plans.
9. The trajectory is skewed towards a relatively high projected completion rate in the period from 2014/15 to 2018/19, in order to meet the Council's five

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year housing supply target which includes the housing shortfall from previous years in the plan. This is explained further under 'Supply of Ready to Develop Housing Sites'. It is anticipated that the housing market will pick up over time from existing levels, which would have to accelerate to approximately 1200 dwellings per year to compensate for the low levels of completions in previous years. Post 2018/19, the trajectory projects completions between 1100 and 825 net dwellings, which are below the phased target set by the Core Strategy for this period, to take account of the high projected completion rates from 2014/15-2018/19 to meet the five year supply requirement.

10. The managed delivery target is designed to ensure that where a projected completion exceeds the yearly annualised total, the completion rate is balanced in later years to ensure that at the end of the period completions are as close as possible to the annualised strategic allocation. After 2016/17, the managed delivery target is set to decline steadily and then stabilise for the remainder of the plan period. This is as a result of the high anticipated completion rates exceeding the annual target in the first five years, as well as the steady delivery of housing sites within the regeneration corridors, following this period.
11. As circumstances change, for example in the economy, it is anticipated that the projected completions will be subject to change and therefore Planning Policy will continue to monitor and review the housing trajectory.

L31: Supply of Ready to Develop Housing Sites (Local Indicator)



12. The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPA) to annually update a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirement with an additional buffer of 5% (moved forward from later in the plan period). Where there is a record of persistent under delivery of housing, LPAs should increase the buffer to 20% (moved forward from later in the plan period). A 20% buffer is provided within the supply, shown further below. The Council's five year housing land supply is summarised below indicating the sources of the supply.

Housing Commitments as at March 2014

| Item | Data |
|--|--|
| Units under construction | 1275 |
| Not started housing units with planning permission (i.e. Full, Outline or Reserved Matters, Prior Approval Notification and conversions) | 1388 – 10% for potential non implementation =1249 |
| TOTAL | 2524 |

13. The table above shows the total number of housing commitments that are deliverable for the 5 year period (2014/15-2018/19) (gross).
14. This year the commitments include prior approval notification applications which relate to the new Permitted Development Rights which came into force on the 30th May 2013. This allows a change of use from Class B1(a) offices to Class C3 residential without requiring planning permission but is subject to the condition that before beginning development the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required in relation to the transport, contamination and flood risk impacts of the development.
15. Not all of the above housing commitments will be implemented and therefore a 10% reduction has been applied to the sites that have not yet started. The 10% figure has been established through trend data which is based on the number of dwellings not implemented through lapsed planning applications between 2010/11-2013/14, which on average is approximately 10% of total commitments per year.
16. It is encouraging to see that there are 1275 dwelling units under construction, which is over three times more than last year. Despite the lower completion this year, we anticipate a higher completion figure next year based on the high level of units under construction.

Other potential components of supply – Strategic Housing Land Availability Assessment (SHLAA)

17. The Council is required to produce a SHLAA in line with the NPPF. The Council's first SHLAA was completed in March 2010 as an evidence base to support the Core Strategy. The SHLAA has been updated to inform the housing trajectory and five year housing land supply and will be published in early 2015. The purpose of the SHLAA is to identify sites with potential for housing, assess their housing potential and assess when they are likely to be developed. The SHLAA aims to identify as many sites with housing potential as possible to provide an evidence base for emerging development plan documents and meet the housing requirements of the Black Country Core Strategy.
18. The SHLAA identifies a potential housing land supply to the end of the plan period (2026) which includes specific sites for three phases; under 5 years, 5-10 years and broad locations for growth beyond 10 years.
19. The SHLAA now identifies 3600 dwellings on specific sites within the first 5 years. The supply of sites identified within the first 5 years in addition to commitments and a windfall allowance is only 19 dwellings short of providing a 20% buffer. To provide a 20% buffer to our housing requirement, a buffer site has been identified in the SHLAA that could be moved forward from later in the plan period. The buffer site accounts for 60

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dwellings meaning a total of 3660 dwellings have been identified on specific sites by the SHLAA. The SHLAA update has taken account of sites that have now come forward as commitments to prevent double counting, and new sites that have been identified through the process.

Allocated sites

20. Sites that have been allocated for housing are included in the housing supply. These sites are either wholly allocated for housing or housing forms part of a mixed use allocation. Sites have been allocated through the Area Action Plans for Brierley Hill, Stourbridge and Halesowen. There are also the remaining saved Unitary Development Plan housing allocations. All these sites are listed within the Strategic Housing Land Availability Assessment (SHLAA) and account for 4703 dwellings in the overall supply. Not all the allocated sites form part of the five year supply.

Windfall allowance

21. Due to the urban nature of the Dudley Borough, being located within a largely tightly knit urban area, a high proportion of housing development is on small infill sites below 0.25 hectares. As only sites over 0.25 hectares have mostly been accounted for in the SHLAA, a windfall allowance has been allocated. This is based on past trends of windfall housing completions on sites under 0.25 hectares from 2007/08 to 2013/14 which equates to an average windfall figure of 147 dwellings per annum. A windfall allowance has not been applied to monitoring years 2014/15-2016/17 to take account of commitments coming forward during this period.

22. In order to work out the net level of housing supply, it is necessary to subtract the number of anticipated demolitions. In line with the Core Strategy the anticipated demolitions for the Dudley borough is 400 for the plan period which equates to 20 per year.

A summary of the 5 year housing supply is provided below:

| Item | Data |
|---|-------------|
| Housing commitments allowing for 10% non implementation (not started sites) | + 2524 |
| SHLAA sites (first 5 years + 20% buffer site) including allocated sites | +3660 |
| Windfall allowance (147 dwellings per annum) | +294 |
| Demolitions (20 per year) | -100 |
| TOTAL | 6378 |

23. The following formula has been used to determine whether Dudley has a 5 year supply of ready to develop housing sites (net).

24. As indicated above, the NPPF requires that where there is a record of persistent under delivery of housing, LPAs should increase the buffer to 20% (sites moved forward from later in the plan period).

Supply of ready to develop housing sites

| | Total housing provision required for the next 5 years (2014/15-2018/19) (Net) (Y) | Total housing that can be built on deliverable sites (Net) (X) | X/Y * 100 | Number of years supply |
|--|---|--|-------------|------------------------|
| Black Country Core Strategy – 16127 housing requirement | 5281 (Y) | 6378 (X) | 120% | 6.04 |

25. The above table indicates that the Borough has an adequate supply to meet its housing requirements over the next 5 years providing an additional 20% buffer in line with the requirements of the NPPF. The above shows that the Borough has an adequate supply of land to deliver housing growth in line with priorities of the Core Strategy. In addition to planning commitments, the SHLAA process has identified further sites to add to the supply.

L1: Windfall Development



Key Data

26. The table below sets out what proportion of this year's completions originate from windfall sites.

| Type of Development | Actual Number of Completions (gross) | Percentage of Total Completions |
|------------------------------------|--------------------------------------|---------------------------------|
| Windfall Development | 203 | 42% |
| Other, e.g. Allocated, SHLAA sites | 278 | 58% |
| TOTAL | 481 | 100% |

Conclusions and further action

27. Due to the urban nature of the Borough, small, infill housing plots often make up a high proportion of housing completions and therefore a windfall allowance is required to take account of these sites in the housing supply. This was accepted as part of the Core Strategy examination.
28. The table above shows that 42% of completions in the 2012/13 monitoring year are accounted for by windfall development which exceeds the windfall

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assumptions used to calculate the 5 year supply. Sites identified through the SHLAA process and those allocated for housing occupy a significant proportion of completions (58%) which indicates that the SHLAA process and emerging Development Strategy for the Borough is identifying deliverable land and is influencing the distribution of new housing development.

COI HOU1b – New Housing (gross) built on previously developed land (PDL)



Target

29. To ensure that at least 90% of new housing (gross) will be built on previously developed land (PDL). Policy HOU1 in the Core Strategy increases the minimum requirement to 95%.

30. To determine whether the local planning authority is meeting this aim, we monitor the number of gross new dwellings being built upon PDL

Total Gross Completions on Previously Developed and Greenfield Land 2012/13

| Land Type | Number | Percentage |
|---------------------------|--------|------------|
| Previously Developed Land | 446 | 93% |
| Greenfield Land | 35 | 7% |
| Total Completions (Gross) | 481 | 100% |

Conclusions and further action

31. The data shows that in the current monitoring year Dudley fell below the Core Strategy target of 95% of new housing on previously developed land (pdl), although the national target of 90% has been met. The pdl completion rate of 93% is an increase from 90% for the previous year.

Core Strategy Policy HOU2 Housing Density, Type and Accessibility

LOI HOU2a - % of housing completions on sites meeting accessibility standards



Target

32. The Core Strategy indicates 100% of housing completions should meet the accessibility standards set out under Policy HOU2 (excluding sites under 35dph meeting Policy HOU1 criteria).

33. To determine whether this target is being met we monitor the distance in time (either by walking or by public transport) between new housing developments and key local services.

| Key Local Service | Distance in time (by walking either or public transport) | Percentage of housing completions within target times |
|--|--|---|
| Employment | Up to 30 mins | Awaiting Data |
| Health – Doctors Surgery or Walk-In Centre | Up to 15 mins | 100% |
| Fresh Food – Centre or Foodstore | Up to 15 mins | 100% |
| Education – Primary School | Up to 15 mins | 99% |
| Education – Secondary School | Up to 25 mins | 100% |

Key Data – Conclusions and further action

34. The data shows that 100% of new housing completions met the accessibility standards for 3 of the 5 monitored key local services. Information in relation to accessibility to employment has not been available for the 2013/14 monitoring year but it is hoped that it will be possible to monitor accessibility to this key service in the next monitoring year.

Key Data – Conclusions and further action

| | |
|---|---|
| LOI HOU2b – Proportion of 1, 2 and 3+ bedroom properties completed by type |  |
|---|---|

Target

35. The Core Strategy indicates the following targets: 20% 1 bedroom; 40% 2 bedroom; 40% 3+ bedroom properties.

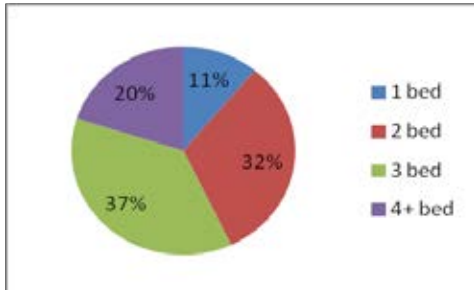
Key Data

36. A mix of dwelling sizes is needed to help ensure flexibility and movement within the housing stock and to meet existing and future housing needs.

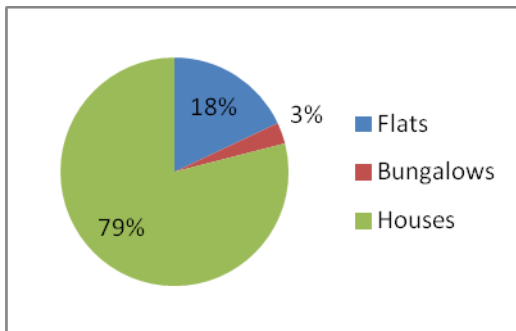
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The figures below show the size and type of new dwellings completed in the Borough in 2013/14.

Size of New Dwellings Completed 2013/14



Type of Residential Completions – 2013/14



Conclusions and further action

37. Similar to last year, there is an even mix of new 2 and 3 bedroom dwelling types in the Borough, with a smaller proportion of both 1 and 4+ bedroom dwellings. Over three quarters of the completed dwellings during this year were houses. The Council needs to ensure that the mix and type of dwellings being completed contribute towards meeting the housing needs of all residents in the Borough, and this will continue to be monitored in future years.
38. The Core Strategy was informed by the sub-regional Housing Market Assessment to ensure that policies within the Core Strategy aim to achieve a balanced mix of housing in the Black Country. The completions data indicates that for three+ bedroom properties, completions have met or exceeded the Core Strategy targets during 2013/14, however the 20% target for 1 bedroom properties and 40% target for 2 bedroom properties have not been met, with completions equating to 11% (1 bedroom) and 32% (2-bedroom) of completions.

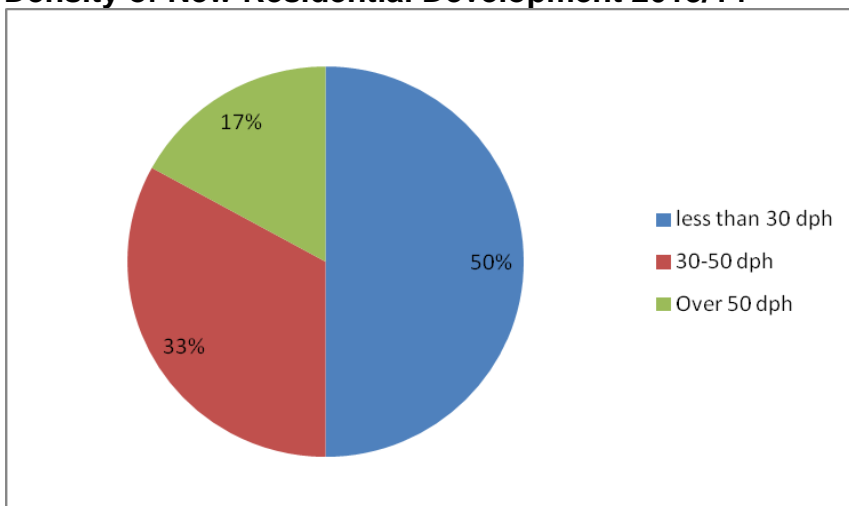
Housing Density

39. The Core Strategy sets a minimum net density of 35 dwellings per hectare for all new housing developments under Policy HOU2, except where this would prejudice local distinctiveness. The Council also uses its New Housing Development SPD (2012) which provides guidance on design and density of housing, building on local character and distinctiveness to guide new development. The Council's target is to make efficient use of the land available for housing, whilst maintaining the character and local distinctiveness of the Borough.

Key Data

40. To determine what densities new homes are being built at, we monitor the percentage of new dwellings completed at:
1. Less than 30 dwellings per hectare
 2. Between 30 and 50 dwellings per hectare
 3. Above 50 dwellings per hectare

Density of New Residential Development 2013/14



Conclusions and further action

41. The above figure indicates that half of completions were built at less than 30 dwellings per hectare (DPH), which is a concern, however it reflects the significant number of smaller developments occurring in the borough where the density needs to be lower in order for the development to be in keeping with the character of its surrounding area, in line with the New Housing SPD. Over a quarter of completions were built between 30-50dph, meeting the minimum requirement of 35dph set by the Core Strategy. Just 17% of completions were over 50dph.

Core Strategy Policy HOU3 Delivering Affordable Housing

COI HOU3 – Gross Affordable Housing completions



Target

42. To achieve a supply of housing to help meet the needs of its lower income residents so that their housing needs can be met in the Borough. The Core Strategy indicates that the minimum target for the Black Country is to deliver 11,000 new affordable dwellings between 2006-2026. For Dudley this equates to a target of 2479 affordable dwellings (15% of gross completions). When deducting the amount of affordable housing completions delivered since the start of the plan period to 2011/12 this leaves a minimum of 1430 affordable dwellings to be delivered up to 2025/26, equating to an average of 102 affordable dwellings for the remaining 14 years of the plan. This gives an indicative **target of 102 affordable dwellings** for this monitoring year.

Key Data

Affordable Housing Completions 2013/14

| Tenure | Number of Completions (gross) | % of Total Completions |
|-------------------|-------------------------------|------------------------|
| Private | 379 | 79% |
| Affordable | 102 | 21% |
| TOTAL (Gross) | 481 | 100% |

Conclusions and Further Action

43. Dudley MBC has delivered a total of 102 new affordable housing dwellings for monitoring year 2013/14 which accounts for 21% of the total gross completions. This figure meets the indicative target of 102 affordable dwellings per annum, which is a positive outcome to meet the increased need for affordable housing in the Borough.
44. The affordable dwellings have been delivered through planning obligations and also directly through Homes and Community Agency funding. The Council's Planning Obligations SPD (2011) has contributed towards the delivery of increased affordable housing in the Borough in recent years. The number of affordable housing completions will continue to be closely monitored to determine trends over time in the rate of completions.

Core Strategy Policy HOU4 Accommodation for Gypsies and Travellers and Travelling Showpeople

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



Target Gypsies and Travellers

45. In recognising the accommodation needs of all sectors of the community, the Black Country Core Strategy sets out indicative targets for the provision of pitches in each of the Black Country Boroughs from 2008 to 2018 for gypsies and travellers.

46. The target number of pitches for Dudley for this period was 51 (including those already in existence) in accordance with the Black Country Gypsy and Traveller Accommodation Assessment (GTAA) carried out in 2008.

Travelling Showpeople

47. The Black Country Core Strategy has also set out indicative targets for the provision of pitches in each of the Black Country Boroughs from 2008 to 2018 for the needs of travelling showpeople. The target number of new travelling show people pitches for Dudley for this period was 6 in accordance with the Black Country Gypsy and Traveller Accommodation Assessment (GTAA) carried out in 2008.

Key Data

Gypsies and Travellers

48. The Council seeks to ensure that adequate provision is made for permanent and/or transit accommodation for gypsies and travellers in response to proven need for such accommodation.

49. As part of the Black Country Core Strategy evidence base, a Gypsy and Traveller Accommodation Assessment (GTAA) was carried out in 2008 which identified that Dudley needed to provide 51 pitches in total by 2018. In line with the emerging Development Strategy for the Borough, it is proposed that the distribution of the 51 pitches is split amongst four sites within the Borough (all of which are already in use as gypsy and traveller accommodation sites) as set out below.

50. Survey work for the Development Strategy document has identified existing sites at Holbeache Lane, Wall Heath and Dudley Road, Lye, providing 10 pitches. The survey identified potential for 4 further pitches at the Holbeache Lane Site, meeting the requirement of accommodating 51 pitches in the Borough by 2018, in accordance with the Black Country GTAA (2008) and the Black Country Core Strategy.

| Site | Existing Pitches | Further Capacity | Existing pitches plus capacity total |
|--|------------------|------------------|--------------------------------------|
| Oak Lane, Pensnett (Owned by Dudley Council) | 22 | 0 | |
| Smithy Lane, Pensnett (Private) | 15 | 0 | |
| Holbeache Lane, Wall Heath (Private) | 4 | 4 | |

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| | | | |
|------------------------------------|-----------|----------|-----------|
| Dudley Road, Lye (Private) | 6 | 0 | |
| Total within Dudley Borough | 47 | 4 | 51 |

2013/14 Net additional pitches (Gypsy and Traveller and Travelling Showpeople)

| Permanent | Transit | Total |
|-----------|---------|-------|
| 10 | 0 | 10 |

51. As detailed above the additional pitches have been identified through survey work done for the Dudley Borough Development Strategy document at Holbeache Lane, Wall Heath and Dudley Road, Lye.

Travelling Showpeople

52. To meet the GTAA target of 6 pitches for travelling showpeople, the Council has identified two sites, large enough to accommodate the requirement. The two proposal sites currently identified are as follows:

- Land off Bridge Street, Cradley
- Westminster Industrial Estate, Cradley Road, Netherton.

Conclusions and further action

53. The Council is working effectively to ensure that need is being met in a sustainable way by focusing developments within existing and established Gypsy and Traveller sites based on evidence within the Black Country Gypsy and Traveller Accommodation Assessment (GTAA).

Core Strategy Policy HOU5 Education and Health Care Facilities

LOI HOU5 – Loss and Gain of Education and Health Care capacity during the plan period.



54. For purposes of monitoring Policy HOU5, education and health care capacity includes pre school care, schools, college and university buildings, GP surgeries and hospital buildings.

Key Data

| Loss in Education and Health Care floor space sq. m | Gain in Education and Health Care floor space sq. m | Overall Net Gain/Loss in floor space sq. m |
|---|---|--|
| -17226 | +3753 | -13473 |

Conclusions and further action

55. The provision of a sustainable network of education and health care facilities is key to the delivery of housing growth proposed within the Core Strategy. The above data indicates there has been a significant loss in D1 floorspace, which is due to the residential redevelopment of the Castle View Dudley College campus. This campus has been replaced by the new Dudley College buildings, completed last year in Dudley Town Centre. These new developments were reported in last year's AMR, which reported a significant gain in education (D1) floorspace due the provision of these new educational facilities.
56. Whilst a net loss in D1 floorspace has been reported this year, it can be accounted for through the development of new D1 facilities, now centralised in Dudley Town Centre. Policy will continue to closely monitor education and health care floor space completions to ensure it is linked with the growth of sustainable communities and economic growth.



5

Employment



CHAPTER 5 – EMPLOYMENT & ECONOMY

Objective

A spatial objective of the Black Country Core Strategy (CS) is to deliver "a restructured sub-regional economy which provides sufficient strategic high quality employment land in the best locations within Regeneration Corridors to attract new technology and logistics businesses and also recognises the value of local employment land - this will have resulted in sustained economic growth and an increase in the choice of jobs available in the Black Country economy".

1. Those policies within the CS which seek to deliver this objective are the EMP prefixed policies, however also relevant is CS Policy DEL2 which states that "before releasing any employment land in the Black Country we will ensure the retention of an adequate supply of occupied and available employment land to meet defined needs...we will take into account the availability of employment land within the area, the quality of the site and its geographical market".
2. In broad terms, the strategy is for Dudley to sustain a viable employment base, and, in delivering CS Policy EMP2 in particular, provide for additional high quality employment land.

PROVIDING FOR ECONOMIC GROWTH AND JOBS

3. One of the main aims of the CS is to provide land for at least 75,000 industrial and warehouse jobs in the Black Country in 2026. In order to achieve this, a sufficient stock of employment land to meet demand and support the growth and diversification of the economy will be required. This equates to 2,858 hectares (ha) of land required to deliver this aim, but with the overall employment land stock for Dudley set to reduce by 179 ha (from 827 ha to 648 ha), phased as follows –

| | Employment land stock 2009 (ha) | Proposed employment land stock 2016 (ha) | Proposed employment land stock 2026 (ha) |
|--|---------------------------------|--|--|
| DUDLEY | 827 | 777 | 648 |
| Black Country including Strategic Sites in South Staffordshire | 3586 | 3447 | 2858 |

4. It can be evidenced that for Dudley Borough, taking the 2009 employment land stock figure of 827 ha as a baseline, there has been an additional 13 ha of land developed for employment purposes, 1.70 ha of which were developed during the 2013/14 monitoring year.

5. However, in order to fully understand the total stock of employment land within the borough, the loss of employment land to alternative uses needs to be factored in to give a net, cumulative total: 11 ha.
6. Bearing in mind that the loss of employment land was not previously an indicator prior to the adoption of the CS in 2011, the records we do have show a slow rise in the development of employment land and a small loss which has noticeably increased in the current monitoring year. This upward trend in the loss of employment land is likely to continue as a result of a number of redevelopment proposals which have commenced or have planning permission – these will help towards meeting these targets in future years.

| | Employment Land Completions (ha) | Employment Land to alternative use Completions (ha) | Net Increase/decrease in Employment Land (ha) | Cumulative Total (ha) (to the nearest ha) |
|-------------------------------------|----------------------------------|---|---|---|
| Gross Employment Land Baseline 2009 | - | - | - | 827 |
| 2009/10 | 5.31 | N/A | +5.31 | 832 |
| 2010/11 | 3.87 | N/A | +3.87 | 836 |
| 2011/12 | 2.19 | 0 | +2.19 | 838 |
| 2012/13 | 1.50 | 0.99 | + 0.51 | 839 |
| 2013/14 | 1.70 | 2.92 | -1.22 | 838 |

| | Gross Employment Land Baseline 2009 (ha) | Proposed Employment Land - Target 2016 (ha) | Proposed Employment Land - Projection 2014 (ha) | Actual 2014 (ha) |
|-----------------|--|---|---|------------------|
| Employment land | 827 | 777 (-50) | 791 (-38) | 838 (+11) |



7. In terms of the loss of employment land to residential purposes, a similar picture emerges: there has been a relatively small area of land recycled from an employment use to a residential use. This amounts to 2 ha which was recycled during 2013/14 (against a projected target of 41 ha by 2014).

8. While this is well below the target, it is considered to reflect the relatively poor economic climate. However, this conclusion needs to be tempered by the fact that there are a number of large housing sites which are currently under construction on previously developed employment land, and which will figure in later monitoring years such as:-

- Land at Tansey Green, Kingswinford (11 ha/334 dwellings)
- Land at Constitution Hill, Dudley (3 ha/147 dwellings)
- Land at High Street Wollaston (7.5 ha/150 dwellings)

| | Loss of Employment Land to Residential (completions) (ha) | Total Employment Land factoring in residential completions (ha) |
|-------------------------------------|---|---|
| Gross Employment Land Baseline 2009 | - | 827 |
| 2009/10 | N/A | 827 |
| 2010/11 | N/A | 827 |
| 2011/12 | 0 | 827 |
| 2012/13 | 1 | 826 |
| 2013/14 | 2 | 824 |

| | Gross Employment Land Baseline 2009 (ha) | Employment Land redeveloped to Housing by 2016 (ha) | Employment Land redeveloped to Housing - Projection 2014 (ha) | Actual 2014 (ha) |
|-----------------|--|---|---|------------------|
| Employment land | 827 | 770 (- 57) | 786 (- 41) | 824 (-3) |

| | |
|--|---|
| LOI EMP1 a - Employment land completions (ha) |  |
| LOI EMP1 b - Loss of employment land (to residential) (ha) |  |

ACTUAL AND POTENTIAL STRATEGIC HIGH QUALITY EMPLOYMENT AREAS (SHQA)

9. The Black Country needs an additional 1,031 ha of Strategic High Quality Employment Land (SHQEL) in order to deliver an appropriate portfolio of land suitable for a growing a diversified economy.

10. In 2009, Dudley had 158 ha of SHQEL, within 2 no. identified SHQA and 2 no. Potential SHQA:-

- Coombswood, Halesowen
- Pensnett Trading Estate
- Blackbrook Valley (Potential)
- Dreadnought Road (Potential)

11. Within the CS, the amount of SHQEL within Dudley Borough is planned to rise from 158 ha to 274 ha at the end of the plan period, phased as follows:-

| | Existing SHQEL (2009) (ha) | Proposed SHQEL (2016) (ha) | Proposed SHQEL (2026) (ha) |
|---------------|----------------------------|----------------------------|----------------------------|
| DUDLEY | 158 | 197 (+39) | 274 (+116) |
| Black Country | 533 | 901 | 1564 |




12. The actual evidenced rise in SHQEL, as measured by development completions within such areas, is low: there being only an additional 2 ha of land being developed for employment purposes within Dudley Borough's SHQA since the CS was adopted and the implementation of its policies were consequently triggered, with an increase in 0.50 ha to report for the 2013/14 monitoring period.

| | SHQEL - Employment Land Completions (ha) | Cumulative Total (ha) (to the nearest Hectare) |
|---|--|--|
| SHQEL - Gross Employment Land Baseline 2009 | - | 158 |
| 2009/10 | 0.39 | 158 |
| 2010/11 | 0.49 | 159 |
| 2011/12 | 0 | 159 |
| 2012/13 | 0 | 159 |
| 2013/14 | 0.50 | 160 |

13. However, Dudley Council has recently published a (draft) Strategic Employment Land Review 2014 (SELR) as part of the evidence base for the emerging Dudley Borough Development Strategy Development Plan Document (DBS). The SELR can be found at: <http://www.dudley.gov.uk/resident/planning/planning-policy/local-development-framework/devstrat/>

14. One of the main aims of the SELR is to recommend strategies to deliver an increase in SHQA to meet the CS target. Such strategies not only involve an increase in SHQA through the development of sites within such areas but also the upgrading of other employment areas, through such measures as access improvements and/or environmental uplift, so that they can achieve the status of SHQA.
15. Recommendation 4 of the SELR is relevant and proposes the following measures-
- I. The upgrading of Potential Strategic High Quality Employment Areas (PSQEA) to SHQA – *Dreadnought Rd and Blackbrook Valley*;
 - II. The upgrading of selected Local Quality Employment Areas (LQEA) to SHQA – *Yorks Park, Gibbons Industrial Estate, Shenstone Trading Estate and Coseley Eco-Park*;
 - III. The delivery of development within SHQA or potential SHQA.
16. In addition, positively, there has been no loss of SHQEL since the adoption of the CS. The overall total showing net gains/losses in SHQEL, therefore shows a small net increase:-

| Category | Baseline 2009 | Target 2016 | Projection 2014 | Actual 2014 |
|---|---------------|-------------|-----------------|-------------|
| Employment land completions by Strategic High Quality Area (ha) | 158 | 197 (+39) | 186 (+28) | 160 (+2) |
| Loss of employment land by Strategic High Quality Area (ha) | 158 | 0 | 0 | 0 |

| | |
|---|---|
| LOI EMP2a Employment land completions by Strategic High Quality Area (ha) |  |
| LOI EMP2b Additions made to Strategic High Quality Employment Land stock (ha) |  |
| LOI EMP2c Loss of employment land by Strategic High Quality Area (ha) |  |

LOCAL QUALITY EMPLOYMENT AREAS

17. In order to achieve an appropriate balance of employment sites, Policy EMP3 seeks to provide a portfolio of land within Local Quality Employment Areas (LQA) in the Black Country. It is proposed that this land will provide a valuable source of low cost employment accommodation with good access to local markets and employees, providing for local jobs.

18. Within Dudley Borough, there are 21 no. LQA in total, comprising 16 no. LQA and 5 no. Local Employment and Proposed Housing (Mixed Areas) -

1. Yorks Park, Dudley
2. Washington Centre, Netherton
3. Shaw Road, Dudley
4. Gibbons Industrial Park, Pensnett
5. Ionic Business Park, Dudley
6. Ham Lane, Kingswinford
7. Newey Business Park, Coseley
8. The Wallows, Brierley Hill
9. Mucklow Hill, Halesowen
10. New Road, Dudley
11. Stallings Lane, Kingswinford
12. Jews Lane, Gornal
13. Deepdale Lane, Gornal
14. The Hayes, Lye
15. Stambermill, Lye
16. Thornleigh, Dudley
17. Harts Hill, Brierley Hill (Mixed)
18. Old Dock. Dudley (Mixed)
19. Silver End, Brierley Hill (Mixed)
20. Mill Race Lane, Stourbridge (Mixed)
21. Two Woods Trading Estate, Brierley Hill (Mixed)



19. By 2026 the amount of Local Quality Employment Land (LQEL) within the Black Country is planned to reduce by 42 % from 3053 ha to 1294 ha, with an emphasis of the recycling of such land, where appropriate, for housing development. Within Dudley Borough, it is planned to reduce the amount of LQEL by 56 %, from 669 Ha to 374 ha, phased as follows: -

| | Existing LQEL (2009) (ha) | Proposed LQEL (2016) (ha) | Proposed LQEL (2026) (ha) |
|---------------|------------------------------|---------------------------------|------------------------------|
| DUDLEY | 669 | 580 | 374 |
| Black Country | 3053 | 2562 | 1294 |

- 20.** Since the adoption of the CS, there was an evidenced increase of LQEL of 4 ha, with a decrease of 1 ha to report during the 2013/14 monitoring period. Of this 1 ha loss, 0.13 involved the loss of LQEL within Dudley Borough to housing development.
- 21.** This is well below the targets set out in the CS and reflects the position outlined in paragraph 8 of this chapter concerning the recycling of such land for housing. However, as previously stated, there are proposed housing developments within such areas which have yet to be completed and therefore not yet registered as a loss of LQEL.
- 22.** In addition, the SELR seeks to accelerate the process of the recycling of underused or poor quality LEQL by categorising the existing stock of LQA into –
LSHQEA – LQA proposed as Strategic High Quality Employment Areas
LQEA - Retained LQA
PLQEA – Proposed LQA
LQEA/PR – LQEA Potential release to alternative use(s) – subject to an assessment under CS Policy DEL2
LQEA/R – LQA Release to alternative use(s) now.
- 23.** If employment areas associated with the LSHQEA, LQEA/PR and LQEA/R are taken away from the 2009 baseline (669 hectares) and the monitored increase of 4 hectares is added, this amounts to a total of 582 ha of remaining SHQEL by 2026. This equates to a decrease of 87 ha, compared to a decrease of 295 ha to meet the CS targets. On this the SELR recommends that the proposed Core Strategy Review consider a reduction in the amount of LQA by 2026 for Dudley Borough to a more deliverable target: 575 ha (in place of the current target of 374 ha).

| | LQEL - Employment Land Completions (ha) | LQEL - Loss of Employment Land Completions (ha) | Cumulative Total (ha) (to the nearest Hectare) |
|--|---|---|--|
| LQEL - Gross Employment Land Baseline 2009 | - | - | 669 |
| 2009/10 | 2.26 | N/A | 671 |
| 2010/11 | 1.14 | N/A | 672 |
| 2011/12 | 2.10 | 0 | 674 |
| 2012/13 | 0 | 0 | 674 |
| 2013/14 | 0.34 | 0.89 | 673 |

| Category | Baseline 2009 (ha) | Target 2016 (ha) | Projection 2014 (ha) | Actual 2014 (ha) |
|---|--------------------|------------------|----------------------|------------------|
| Employment Land completions by Local Quality Employment Area (ha) | 669 | 580 (- 89) | 605 (-64) | 673 (+4) |
| Loss of employment land by Local Quality Employment Area (ha) | 669 | 580 (- 89) | 605 (-64) | 1 |

| | |
|--|---|
| LOI EMP3a Employment land completions by Local Quality Employment Area (ha) |  |
| LOI EMP3b Loss of employment land by Local Quality Employment Area (ha) |  |

MAINTAINING A SUPPLY OF READILY AVAILABLE LAND (EMP4)

- 24.** CS Monitoring Indicator LOI EMP4 relates to readily available employment land supply within the Black Country. Policy EMP4 of the CS requires there to be 185 ha (five year supply) of land for employment purposes within the Black Country to be readily available at any one time. Of that target of 185 ha, 28 ha is planned to be within Dudley.
- 25.** The annual return for Regional Employment Land Sites (RELS) identifies the amount of available employment land on sites over 0.4 ha. The sites within this study have been used to inform the monitoring of readily available employment land in previous AMRs.
- 26.** However, for this monitoring year, a more accurate picture of readily available employment land within the borough can be obtained with reference to the SELR. Using the RELS (2013/2014) as a base, the SELR categorises RELS sites based on whether they represent readily available sites and thus can properly inform the monitoring indicator LOI EMP4. These SELR sites are listed in the table below.

| Site Address | Area (ha) | Core Strategy Designation A = Strategic High Quality B = Local Quality | Regen. Corridor (Number) | Land Quality A* = Sub-regional A = Good Quality Site B = Other Local Site |
|-----------------------------|-----------|---|--------------------------|--|
| Brewins Way, Brierley Hill | 0.71 | A | 11a | A |
| Cakemore Road, Rowley Regis | 2.14 | B | 13 | A |
| Castlegate, Dudley | 3.24 | B | 11a | A |
| Coseley Eco-Park, Coseley | 12.00 | B | 16 | A* |
| Cradley Road, Netherton | 0.40 | - | - | A |
| Dreadnought Road, Pensnett | 2.30 | A | 10 | A |
| Folkes Road, Lye | 0.58 | B | 13 | B |
| Harts Hill, Brierley Hill | 1.04 | B | 11a | A |
| Hayseech Road, Halesowen | 1.18 | - | 14 | A |
| Hillcrest, Dudley | 0.66 | B | 11a | A |
| Moor Street, Brierley Hill | 2.17 | - | 11b | A |
| New Road, Dudley | 3.00 | B | 11a | A |
| Northfield Road, Netherton | 0.78 | - | - | A |
| Stambermill, Lye | 0.60 | B | 13 | A |
| Station Road Blackheath | 1.32 | - | 13 | A |
| Steelpark Road, Halesowen | 0.43 | A | 14 | A |
| Tansey Green Road, Pensnett | 3.00 | A | 10 | A |

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| | | | | |
|---|------|---|----|---|
| Thorns Road, Lye | 1.47 | - | 13 | A |
| United Steels, Gibbons Industrial Park, Kingswinford | 1.60 | B | 10 | A |
| TOTAL (ha) = 38.27 | | | | |

27. With regard to the total amount of readily available land in Dudley in 2013/14, this is shown to have decreased, partly as a result of this different monitoring method. However, the total of 38.27 ha still shows Dudley to have significantly more than the target figure of 28 ha of readily available employment land as a 5 year supply. Therefore monitoring indicator LOI EMP4 has been achieved.

28. By way of further analysis, the third column of the above table (Land Quality) classifies the sites as either "Good Quality Sites" or "Other Local Sites". These classifications are taken from RELS: Good Quality Sites are those sites which are classed as Code 5 sites in RELS, being 0.4 ha and suitable for locally based firms wishing to expand or relocate, or commanding local speculative interest; Other Local Sites are classed as Code 6 sites in RELS, being sites over 0.4 Ha which are capable of development but unlikely to attract speculative private investment.

29. It should be noted that Dudley has got only 1 no. Code 4 (Sub-regional Employment Sites) which can be classed as readily available employment land (Coseley Eco-Park), but no Regional Investment Site (RIS) (Code 3 and above): to be a Code 3 site, the site would have to be between 20 to 50 ha in size and well connected to the motorway network.

30. The lack of a RIS within the borough is addressed in the SELR. The potential for a Code 3 or above site to be delivered at a sub-regional and regional level is also the subject of separate studies. Within the SELR, the amalgamation of the three sites at Dandy Bank to form a major employment site of some 20 ha in size is recommended. It is also recommended that alternative strategies for the provision of a RIS within the borough be investigated.

| Year | Employment Land Supply (ha) | Increase/Decrease from Previous Year (ha) |
|------|-----------------------------|---|
| 2001 | 58.11 | - |
| 2002 | 54.14 | --3.97 |
| 2003 | 52.03 | -2.11 |

| | | |
|-------------|--------------|----------------|
| 2004 | 48.27 | -3.76 |
| 2005 | 44.40 | -3.87 |
| 2006 | 43.25 | -1.15 |
| 2007 | 42.68 | -0.57 |
| 2008 | 42.05 | -0.63 |
| 2009 | 37.01 | -5.04 |
| 2010 | 37.06 | +0.05 |
| 2011 | 43.03 | +5.97 |
| 2012 | 51.96 | +8.93 |
| 2013 | 38.27 | - 13.69 |

| | |
|--|---|
| LOI EMP4 Readily available employment land |  |
|--|---|



IMPROVING ACCESS TO THE LABOUR MARKET (EMP5)

- 31.** Clearly, a major benefit from the development of sites for an employment use is the creation of jobs, particularly jobs which the local community can obtain. These jobs would not only be associated with the operation of the new or extended employment development, but also in the construction process which would bring this development about.
- 32.** The provisions for enabling the realisation of this benefit form part of Dudley Council's Planning Obligations Supplementary Planning Document (SPD) (2011), there is a type of obligation which, where appropriate, Dudley Council will actively seek, relating to Economic and Community Benefits.
- 33.** Such an obligation is increasingly being delivered through the requirements of planning conditions attached to planning permissions. This is to the extent that for the 2013/14 monitoring period, all major development which provided for jobs and training for the local community set out to achieve this through the requirements of a planning condition.

34. An example of the wording of such a condition would be: *No development shall commence until an Economic and Community Development Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall address as a minimum, measures to increase the number of jobs open to local people available on the site and the development of initiatives that support activities to upskill local unemployed people of working age so as to support them into sustained employment as outlined in the Council's Planning Obligations Supplementary Planning Document. The development shall be implemented in accordance with the approved Statement and retained in accordance with the Statement for the lifetime of the development.*
35. Evidence shows that there were 28 relevant Major Planning Applications within the period 2013/14 (e.g. discounting those permissions which were for a variation of a condition or Reserved Matters), of which 16 were subject to a planning condition which included an Economic and Community Benefit provision, representing 57%.
36. As can be determined from these figures, the achieved percentage exceeds the percentage of 50% required by the monitoring indicator.
37. This is the first year in which the target has been achieved since this policy has been monitored and is considered wholly positive, potentially underlining an increased priority being given to this requirement within Dudley Council's Development Management Process and stressing the importance of the creation of jobs within the local community as a highly desirable outcome of planning strategy.

| Time period | Percentage Of Planning Permissions Which Have a S106 obligation that includes a local employment strategy |
|-------------|---|
| 2011/12 | 43% |
| 2012/13 | 32 % |
| 2013/14 | 57% |

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



CULTURAL FACILITIES AND THE VISITOR ECONOMY (EMP6)

- 38.** The CS recognises that in delivering change, the Black Country needs to respect and promote its unique heritage. CS Policy EMP6 provides a list of key destinations within the Black Country, which are to be safeguarded, enhanced, promoted and expanded.
- 39.** In Dudley Borough, the following destinations are included on this list:-
- Dudley Town Centre, including the Zoo and Castle, the Black Country Living Museum and Wrens Nest National Nature Reserve and Limestone Caverns;
 - Brierley Hill Strategic Centre (including the Merry Hill Shopping Centre, the Waterfront and a growing Learning and Cultural Quarter).
- 40.** Other areas are identified in this policy where attractions and facilities are clustered due to their industrial heritage or cultural value –
- Within Dudley Borough, The Glass Quarter in Stourbridge is specifically mentioned.
- 41.** Policy EMP6 also refers to the canal network within the Black Country as a significant visitor attraction, and states that facilities adjoining and serving the canal network should be maintained and expanded to help provide a network of linked facilities and visitor hubs in particular locations.
- 42.** In Dudley Borough, the following locations are highlighted within the canal network:-
- Brierley Hill Waterfront and Canal Corridor
 - Bumble Hole and Warrens Hill Park (partly within Sandwell Borough)
 - Dudley Canal Tunnels, limestone caverns and the Black Country Living Museum
 - Stourbridge Arm and Wharf Area
- 43.** There are difficulties in assessing the impact of every single planning permission within Dudley Town Centre, Brierley Hill Strategic Centre and around the canal network. Instead, it is considered appropriate to monitor any direct impacts on significant Black Country tourist attractions.
- 44.** Within Dudley Borough, it is considered that this would include any loss of area (ha) of the following destinations:
- Dudley Zoo and Castle
 - The Black Country Living Museum
 - Wrens Nest National Nature Reserve
 - The Canal Network within Dudley Borough - including canal length and navigable channel, basins, tunnels, towpath, balancing pools and protected canalside buildings and structures.

45. On this, within the 2013/14 monitoring period, and indeed since 3rd February 2011 (the date of the adoption of the CS), there has been no evidenced loss of the coverage or profile of these specified facilities.
46. Moreover, during the 2013/14 the following planning applications have been granted permission which represent the expansion and/or enhancement of these facilities:-
- Listed Building Consent to lift the Earl of Dudley Statue and construct a new raised grass surround and proposed lighting (P13/0650);
 - Renovation of the Safari Cafe at Dudley Zoo (P13/1163)

| | Loss of sub-regionally significant visitor and cultural facilities (ha) |
|----------------|---|
| 2011/12 | 0 |
| 2012/13 | 0 |
| 2013/14 | 0 |

L01 EMP6 - Loss of sub-regionally significant visitor and cultural facilities



CONCLUSIONS AND FURTHER ACTION

47. The primary, further action recommended on the last AMR (2012/2013), was that a Strategic Employment Land Review (SELR) be produced by Planning Policy.
48. A draft SELR has now been produced to form part of the evidence base of emerging Dudley Borough Development Strategy (DBS) and potentially other planning policy documents, particularly in recommending strategies for delivering the CS targets and, in so doing, inform the findings of this chapter of the AMR (and future AMRs).
49. The SELR provides an assessment of the quality and viability of existing employment areas within the borough as well as a more in depth analysis of employment sites, particularly as to whether they comprise readily available land or not.

50. In assessing the viability of employment areas, a main focus of the SELR is on categorising LQA based on those which could become SHQA, those which would remain as LQA and those which could be released for an alternative use, preferably housing development. It is considered that this review provides more direction and impetus towards delivering a reduced, but more viable portfolio of LQA in the borough in line with CS targets.
51. However, on this, it is realised that, even with the reduction in LQA resulting from the implementation of the recommendations of the SELR, this would still leave an area of LQA in excess of the CS target. A further recommendation of the SELR is thus, through the planned revision to the CS, to amend the target of retained LQA to a higher figure.
52. In terms of SHQA, the CS target entails an increase in the amount of land in this category. There is a realisation in the SELR, borne out by the results from the AMR that the target figure is unlikely to be achieved solely through the development of sites in existing SHQAs. The SELR therefore recommends additional strategies: the upgrading of Potential SHQA and the more viable LQA to SHQA.
53. With regard to the amount of Readily Available Employment Land in Dudley, a more thoroughly evidenced picture has been provided by the SELR. While, this has led to a reduced amount of such land from previous years, it remains significantly above the CS target.
54. This puts more emphasis on the potential need to create a Regional Investment Site within the borough. This is an issue which is explored in more detail within the SELR.
55. Therefore, in summary, the proposed further action from this AMR would be to consider the findings of the SELR and to act, as appropriate, on the recommendations contained therein with regard to employment land and sites.
56. Evidence shows that the creation of jobs within the local community allied to development has been given increased priority within the Development Management Process and is now achieved solely through the use of planning conditions rather than planning obligations. It is recommended that this positive upward trend be maintained by instilling further the significance of this issue amongst planning officers.

- 57.** There has been no loss of sub-regionally significant visitor facilities. Indeed, major works have been recently permitted which will result in their expansion and the potential raising of their profile in accordance with planning strategy, particularly with regard to the role of Dudley Town Centre.
- 58.** On this, it is recognised that such facilities are likely to be given a higher profile and planned strategies for their growth through the provisions of the emerging Dudley Area Action Plan.



6

Centres

Chapter 6 - Centres

Objective

Focused investment and development in shopping, office employment, leisure, tourism and culture within the Strategic Centre of Brierley Hill, to retain and increase our share of economic activity and meet the increasing aspirations of our catchment areas.

A network of vibrant and attractive town, district and local centres across Dudley Borough, each offering an appropriate choice of facilities. The historic character of these centres will be protected and enhanced through sensitive development of local facilities, housing led development and environmental improvements to create safe, attractive streets and places.

LOI CEN1, 2, 3, 4 & 5 - Amount of floorspace for town centre uses completed and amount permitted within an appropriate centre, as a proportion of all completions and planning permissions for such uses and in accordance with policies CEN3, CEN4 and CEN5.



1. One of the Borough's greatest assets is its network of diverse town, district and local centres, each with its own distinctive character and range of attractions. The Black Country Core Strategy (2011) and the Dudley Unitary Development Plan (2005) reinforce that centres are the focus for shopping, leisure, commercial and civic uses and it is the strategy to maintain and enhance them appropriate to their role and function.
2. The concentration of investment and growth within centres will deliver regeneration to serve their communities' needs. Centres will also provide the best accessibility to a range of opportunities particularly by public transport, walking and cycling.
3. Permissions and completions of significant retail, office and leisure developments (town centre uses) in the Borough is monitored to provide an indication of the amount of growth / investment and the location of development. Policy CEN2 of the Core Strategy establishes a three-tier hierarchy of centres in the Black Country, from Brierley Hill Strategic Centre being the main focus, followed by the Town Centres of Dudley, Halesowen and Stourbridge, and then a network of 18 smaller District and Local Centres. This includes the two new local centres of Hawne and Oldswinford which were identified through the Core Strategy. However, detailed boundaries for the two new local centres will be determined through the emerging Dudley Borough Development Strategy.
4. The following table sets out the gain in floorspace for retail, office and leisure developments within the Borough's centres.

**Permitted Floorspace (sqm) for
Retail, Office and Leisure Developments in the Borough's Centres**

| | Brierley Hill Strategic Town Centre | Town Centre | District &Local Centre | Total Gain |
|--------------|--|--------------------|---|-------------------|
| A1 Shops | 0 | 10,413 | 406 | 10,819 |
| A2 Financial | 0 | 0 | 0 | 0 |
| B1a Offices | 0 | 0 | 0 | 0 |
| D2 Leisure | 0 | 3,898 | 0 | 3,898 |
| Total Gain | 0 | 14,311 | 406 | 14,717 |

5. During the monitoring year no additional floorspace was permitted for A1 (retail) /A2 (financial services) or B1a (offices) uses within Brierley Hill Town Centre. No A1 permissions in the monitoring year will be an affect of the Black Country Core Strategy Policy CEN3 'Growth in the Strategic Centres' specific pre-conditions for comparison retail growth at Brierley Hill. The policy states that new comparison retail development will be carefully controlled so that no additional floorspace is brought into operation until the implementation of improvements to public transport and the introduction of a car parking management regime are met. Also the current market conditions and the changes in ownership at the Merry Hill Shopping Centre have meant that growth has been slower than anticipated. However, further town centre uses at Brierley Hill will be guided by the adopted AAP (2011) which provides a clear framework for development up to 2026.
6. The 2013/14 monitoring saw several permissions for foodstore schemes within Dudley Town Centre. Consent has been given to demolish Falcon House office building at Flood Street/King Street and erect a foodstore with associated car parking and a petrol filling station. Permission was also given for a second scheme in the Cavendish House area. Both consents would demolish the Cavendish House office building, which has been vacant since the mid 1990's and the outline scheme granted permission during this monitoring year includes the development of a foodstore with car parking, a petrol filling station, as well as mixed-use units to accommodate non-food retail, and potentially leisure and restaurant uses. As outline permission all matters except access are reserved for later approval and the layout is not fixed.
7. As well as the gain in D2 leisure floorspace attributed to the mixed-use units as part of the Cavendish Quarter foodstore scheme at Dudley there were several change of use permissions to create gymnasiums on the upper floors of a town centre premises within Stourbridge.
8. The A1 retail development in the Local Centres is attributed to two new small-scale retail units within Gornal Wood and Wollaston, and several change of use developments at Shell Corner and Wordsley. The applications met the requirements of the Core Strategy Policy CEN5

'District and Local Centres.' During the monitoring year there were no leisure commitments in the District and Local Centres.

9. The table below sets out the completed floorspace for retail, office and leisure developments within the Borough's centres.

Completed Retail, Office and Leisure development in centre

| Use Class | | Brierley Hill | Town Centre | District & Local Centre |
|--------------|--------------------|---------------|-------------|-------------------------|
| A1 Retail | No. of Completions | 2 | 3 | 3 |
| | Floorspace gain | 831 | 6,092 | 150 |
| A2 Financial | No. of Completions | 0 | 0 | 0 |
| | Floorspace gain | 0 | 0 | 0 |
| B1a Offices | No. of Completions | 0 | 1 | 0 |
| | Floorspace gain | 0 | 0 | 0 |
| D2 Leisure | No. of Completions | 1 | 2 | 1 |
| | Floorspace gain | 137 | 2,117 | 125 |

10. The 2013/14 monitoring year saw a number of completions for town centre uses. There were two A1 completions within Brierley Hill Town Centre in the AAP High Street Local Shopping Area. One was a change of use of a ground floor to retail with the creation of 14 no. flats on the upper floors and secondly a change of use of an existing vacant office building to A1 use. The D2 Leisure completion at Brierley Hill was for an extension to an existing Martial Arts Club on Canal Street.
11. Within the Boroughs town centres the significant completion was the redevelopment of the Crown Centre in Stourbridge to provide a Tesco foodstore, smaller retail units and associated car parking. The significant leisure completion was an indoor skate park at Mill Race Lane, Stourbridge.
12. Retail completions in the Boroughs District and Local Centres were predominantly for change of use and appropriate small scale developments. The leisure completion during the monitoring year was for the change of use of part of the first floor of a building from offices to a pilates studio (D2) in Amblecote Local Centre.


Conclusions and further action

13. During the monitoring year there were no significant permissions or completions at Brierley Hill. Significantly, the comparison retail conditions have meant that no progress has been made towards the Brierley Hill AAP targets. However, the new Merry Hill Shopping Centre owners are looking


to enhance the retail mix and leisure facilities and it is anticipated that development will come forward in line with the adopted AAP in the coming years.

14. The three Dudley foodstore permissions means that 9,922 sq m of convenience retail is now a commitment against the total of 5,000 sq m net of convenience retail floorspace identified in the Black Country Core Strategy for the centre and being allocated for in the emerging Dudley Area Action Plan. However, of that 9,922 sq m of convenience retail there are two consents on broadly similar sites in the Cavendish House area. As part of the application process the impact assessment on the implications of a 'two store scenario' given the fact that only one scheme can be implemented within the Cavendish House location. There was no clear evidence of any significant adverse impacts on Dudley or other centres within the catchment area. Rather, the development of new foodstores would significantly enhance the town centre's retail offer, help to retain expenditure, promote wider consumer choice within the Dudley area and create new jobs. The applications met the requirements of the NPPF and Core Strategy Policy CEN4. In addition we would expect there to be a rise in the number of completed developments in the town centres now that the AAPs for Halesowen and Stourbridge are adopted.

15. Completions in the Boroughs District and Local Centres involved no large quantities of floorspace and consistent with Core Strategy Policy CEN5. There were no office floorspace permissions or completions during the monitoring year. This reflects the lack of demand and the current office market in the Black Country. Significantly, for existing office stock, the new Permitted Development Rights came into force on the 30th May 2013. This allows a change of use from Class B1(a) offices to Class C3 residential without requiring planning permission as a general rule.

| | |
|---|---|
| LOI CEN6 - Number of developments up to 200sqm gross floorspace for town centre uses permitted outside of centres that meet the requirements of Policy CEN6, as a proportion of all such permissions. |  |
|---|---|

16. All developments of up to 200 sqm gross floorspace for town centre uses outside of centres met the requirements of Core Strategy Policy CEN6.

| | |
|---|---|
| LOI CEN7 - Number and floorspace of new developments for town centre uses permitted outside of strategic, town, district or local centres that do not accord with Policy CEN7 requirements. |  |
|---|---|

17. All the town centre uses proposals above 200 sq m in out-of-centre locations are considered in terms of their appropriate scale in accordance with the requirements of Core Strategy Policy CEN7.

**Out-of-Centre permitted and completed
retail, office and leisure developments**

| | Permitted | Completed |
|--------------|-----------|-----------|
| A1 Retail | 1,260 | 982 |
| A2 Financial | 0 | 0 |
| B1a Offices | 0 | 0 |
| D2 Leisure | 2,445 | 279 |
| Total Gain | 3,705 | 1,261 |

- 18.** In terms of the A1 permissions, there were several out-of-centre applications approved in 2013/14. Significantly there was a Lidl foodstore approved at the Duckworth Trading Estate, Stallings Lane. The foodstore would redevelop an existing brownfield site and will not compromise the supply of local quality employment land.
- 19.** With regard to the sequential approach to site selection, the requirements of the NPPF and Core Strategy Policy CEN7 were met. It was demonstrated that the potential levels of impact of the proposed foodstore would not cause a significant adverse effect on other centres and foodstores within the catchment area. No significant impacts were identified but positive impacts would arise in terms of economic, physical regeneration and local employment. The foodstore will provide employment for approximately 40 staff (15 full-time and 25 part-time).
- 20.** The completed retail floorspace was primarily for small scale development, including convenience retail units with a total sales area that will not exceed 280m² net in order to enable any operator within the C-Store sector to trade outside of the 6 hour limit imposed under the Sunday Trading Act 1994. The largest individual quantum of retail floorspace (324m²) was for the conversion of a ground floor public house (A4) to retail (A1) on Swan Lane. However, this is a permitted use which does not require planning permission under the Use Classes Order 2010 and the application was for elevation changes including windows and doors being removed.
- 21.** There was one out-of-centre D2 leisure uses permitted during the monitoring year. It was a change of use of a 2,445m² former 1960's vacant supermarket (A1) to a gymnasium (D2) on the Hagley Road West. The application met the requirements of Core Strategy CEN7 by assessing sequentially preferable sites and was not required to carry out an impact assessment as the proposal was below the NPPF 2500m² threshold. The applicant had a minimum size requirement of 2000m² and it was demonstrated that there were no suitable or available in-centre sites meeting the applicant's format requirements. The completed out-of-centre leisure floorspace was for small scale change of use from a car sales showroom to a Boxing Club.

Conclusions and further action

22. Encouragingly, in the monitoring year more development is being permitted and completed in-centre than in out-of-centre locations. This demonstrates that investment and development is being focused in-centre and will help support a network of vibrant centres, offering a range of facilities, across the Borough.

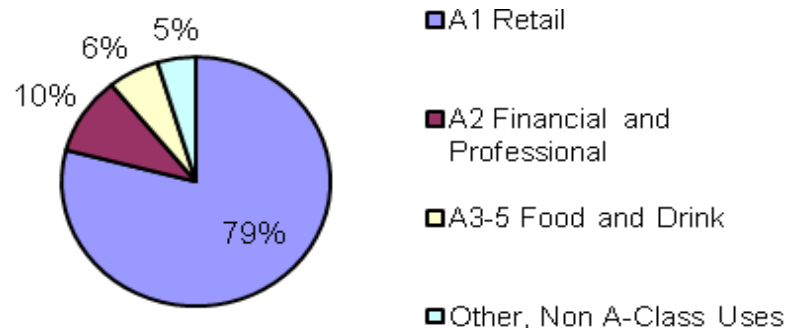
UDP Policy CR4, Protected Frontages

LOI L5 Protected Frontages 65% of all units in the core areas of Dudley should be retail (A1); 50% of all units in the Borough's district and local centres should be retail (A1)



23. The primary function of the Borough's centres will continue to be the provision of a wide range of convenience and comparison shopping goods for the areas which they serve. The Saved UDP Policy CR4 'Protected Frontages' seeks to restrict both the type and amount of non retail uses acceptable within each centre. Without restriction, there is a danger that non-retail uses would begin to dominate shopping areas, particularly where, in the short-term, demand for retail representation may be low.
24. Within the identified frontages proposals for new development or change of use from retail (A1) will only be considered favourably, where in particular, the retail function of the centre will not be undermined and where the number of other units occupied by non-retail uses or with permission for these uses does not exceed 35% in Dudley town centre; and 50% in the Borough's District and Local centres.
25. The Halesowen and Stourbridge Area Action Plan's were adopted in October 2013 and both documents have Protected Frontages Policies which have replaced the UDP Policy CR4 for the town centres. The 2014/15 Monitoring Report will present the results for the Halesowen and Stourbridge protected frontages as guided by their respective AAP's.

Dudley Town Centre Protected Frontage

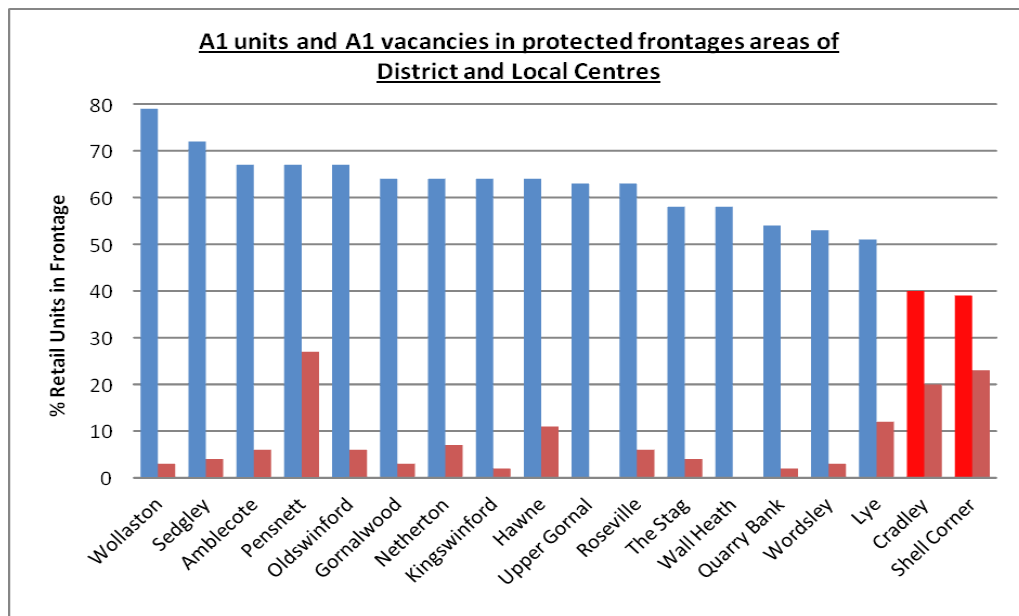


- 26.** In Dudley town centre Saved UDP Policy CR4 'Protected Frontages' is being effectively applied with 79% of the units within the protected frontages in A1 (Shops) use. However, it must be noted that 10% of the frontages have vacant units. The rate of vacancies is directly related to peoples changing shopping patterns and the current market conditions.

District and Local Centres

- 27.** It is important the District and Local Centres retain or improve their existing level and quality of retail shops to sustain and enhance their vitality and viability. Policy CR4 applies to the District and Local Centres and the aim is achieve a concentration of (A1) retail uses within the protected frontage (i.e. 50%) whilst supporting certain non retail uses provided they contribute to the diversity of uses offered by the centre and enhance its overall viability and character.
- 28.** Annual Centre Health Checks are undertaken to assess their overall health and to provide individual analysis, highlighting specific issues with an evaluation of performance against a set criteria. The criteria used to monitor the centres performance focuses on retail representation in the protected frontages, diversity of uses in the centres and vacancy levels.
- 29.** The following bar chart (taken from information gathered in the Annual Centres Health Check Surveys) shows that only two of the local centres, Cradley and Shell Corner, currently have less than 50% of units in A1 (shop) use within their respective protected frontages.

The Percentage of A1 (shop) units and vacancies within the protected frontages in the Borough's District and Local Centres



30. Cradley/Windmill Hill (40%) and Shell Corner (39%) are the worst performing and below the Policy CR4 50% A1 requirement. Also within these centres the vacancy rate of units in the protected frontages is at least 20%. This has an affect on the vitality and viability of the centres concerned and a more proactive approach is necessary to bring vacant units back into effective use.

Conclusions and further action

31. Overall the Frontages policy is being successfully applied to the majority of the borough's centres. However, Cradley/Windmill Hill and Shell Corner have a poor representation of A1 Shops and a long term strategy is needed to prevent the further decline of the centres. As a result both Centres have been identified as 'development priorities' and now have individual Regeneration Plans identifying the regeneration principles and setting out potential land use options. The Regeneration Plans identify development sites, transport improvements, environmental and public realm enhancements and a better pedestrian environment. There are some new and interesting initiatives being considered for empty shop units as the use of units on a temporary basis for showcasing locals and crafts or for seasonal retailing.

32. The emerging Dudley Borough Development Strategy DPD will look to identify appropriate allocations to enhance the District and Local Centres and manage change in line with the recommendations in the Priority Regeneration Plans for Shell Corner, Cradley/Windmill Hill, Pensnett, Quarry Bank and Lye.

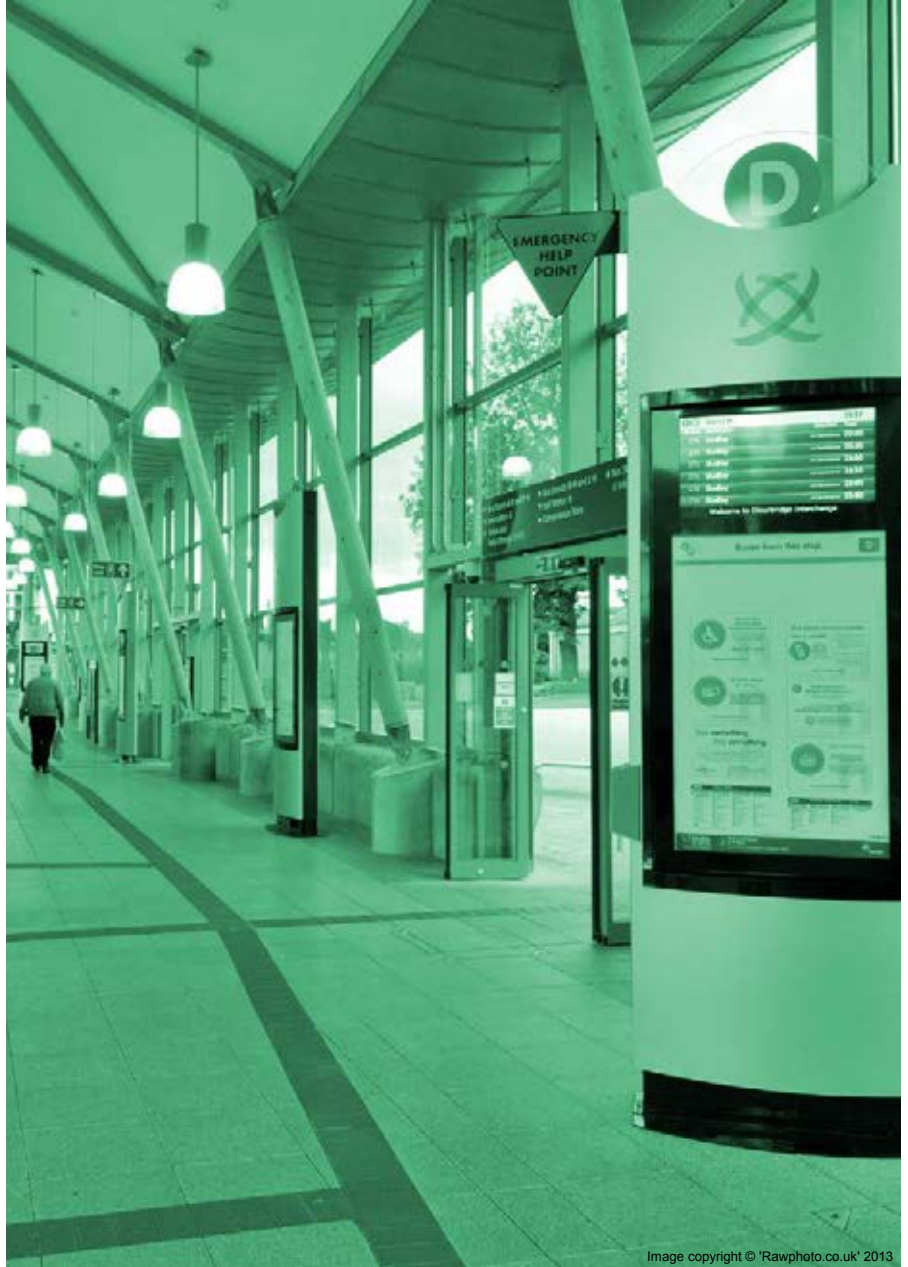


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7

Transportation & Accessibility


Chapter 7 - Transportation and Accessibility

Transport Related Policies & Monitoring



| Objective |
|---|
| The delivery of an improved and integrated transport network both within the Black Country and in links with regional and national networks is fundamental to achieving the vision and in helping to transform the area, deliver housing growth and improve economic performance. |

| Indicator | Target | |
|--|------------------------------------|---|
| LOI TRAN1 - % of Development Plan Documents identifying and safeguarding land to meet transport requirements | 100% of Development Plan Documents |  |



1. Dudley MBC is currently formulating its Borough Development Strategy which provides a draft planning framework for the Regeneration Corridors and other areas outside of the four town centres. It provides site specific allocations and detailed policies which include transport and accessibility policies to guide future development identified for the Borough up to 2026. The document is currently at the Preferred Options stage, with anticipated adoption in 2016.

| Indicator | Target | |
|--|---|---|
| LOI TRAN2 – Appropriate provision or contributions towards transport works and Travel Plans measures by all relevant permissions | Travel Plans to be produced for 100% of all planning applications that are required to submit a Transport Assessment or a Transport Statement |  |

2. Planning applications which require relevant transportation evidence and mitigation in the form of financial contributions or physical highway works are secured where appropriate.
3. The number of s278 agreements with significant contributions will be recorded for future monitoring to support this indicator. Below is a list of locations, which have benefitted from transport related improvements directly, delivered by the development for the period 1st April 2013 to 31st March 2014:
 - Cox's Yard, Birmingham Street, Stourbridge
 - Lidl, Stallings Lane, Kingswinford
4. Dudley MBC has been working to improve the processes related to monitoring and recording Travel Plans and this is still ongoing. However, we have achieved a 90% target and will continue to work to improve.

| Indicator | Target | |
|---|------------------------------|---|
| LOI TRAN3a – The safeguarding of key existing and disused railway lines identified on the Transport Key Diagram | No loss of safeguarded lines |  |
| LOI TRAN3b – Protection of sites with existing or potential rail access identified in TRAN3 | No loss of protected sites |  |

5. The Borough Development Strategy DPD, once adopted, will address issues relating to TRAN3a with a view to supporting the policy. There are currently no proposals which effect railway lines. An application, located adjacent to a railway line, for an Energy Recovery Centre and an Anaerobic Digestion Facility, at Moor Street Brierley Hill, was resubmitted this year, following refusal in 2013.

| Indicator | Target | |
|---|-------------------------------|---|
| LOI TRAN4a – Increase in cycle use of monitored routes | 1% increase in cycling |  |
| LOI TRAN4b – Implementation of missing links and overcoming barriers identified in the sub regional cycle network map | Increase % length implemented |  |

6. There are two cycle routes that have been continuously monitored within this annual monitoring period, along Turners Lane, Brierley Hill and Kidderminster Road, Kingswinford. The table below shows the annual usage data from March 2010 up to monitoring period March 2013 – February 2014:

| | Turners Lane (2 Way) | Kidderminster Road (2 Way) | Total |
|-------------------------------|-------------------------|------------------------------------|---------------|
| Baseline Mar10 – Feb11 | 2,749 | 9,056 (Oct & Feb data unavailable) | 11,805 |
| Mar11 – Feb12 | 4,497 | 9,775 | 14,272 |
| Mar 12 – Feb13 | 5,644 | 8454 | 14,098 |
| Mar 13 – Feb 14 | 5,377 | 9284 | 14,661 |



7. The data shows that overall cycling on these monitored routes in Dudley has increased by 2.7% between 2011/12 and 2013/14 comparison data. In comparison to the baseline data of 2010/11 cycling has increased on these routes has increased by 20.5 %. Although, usage for 2013/14 has decreased on the Turners Lane cycle route it has increased on the

Kidderminster Road cycle route. Below is a table of newly monitored cycle routes, which shows the first year's baseline data. These routes will continue to be monitored and data reported in future Annual Monitoring Reports.

| Reference | Location | Total (Baseline 2013/14) |
|----------------------|---|--------------------------|
| CY85 | Pedmore Road - 2 way | 31,050 |
| CY87 | Northview Drive – 2 way | 12,542 |
| CY88 | Hillfields Road – 2 way | 8,028 |
| CY89 | Blackbrook Road – 2 way | 14,592 |
| CY61 | Parkhead Locks (Southern Bypass – 2 way) | 18,526 |
| Overall Total | | 84,738 |

8. In terms of the implementation of new links, in line with indicator TRAN4b below is a table showing location and lengths of new cycle routes installed in 2013/14, indicating an increase in 3.433km of new cycle links.

| Location | Length (km) |
|---|----------------|
| • High Street, Pensnett - Toucan | 0.053 |
| • Kingswinford Road | 0.681 |
| • Clee Road | 0.375 |
| • Dudley No1 Canal Towpath | 0.627 |
| • Saltwells Nature Reserve paths east to west | 0.697 |
| Total | 3.433km |

| Indicator | Target | |
|---|--|---|
| LOI TRAN5a – Number of publically available long stay parking places in strategic centres | Decrease the number of long stay parking spaces in centres over baseline for each centre by 2026 |  |
| LOI TRAN5b – All new publically owned long stay parking spaces in Strategic Centres to be located in peripheral locations | By 2026 |  |

Dudley

| Car Park | 09/10 | 10/11 | 11/12 | 12/13 | 13/14 |
|--------------------------|-------|-------|-------|-------|-------|
| Priory Road | 240 | 240 | 140 | 130 | 130 |
| Priory Road(permit only) | 60 | 60 | 60 | 60 | 0 |
| Wolverhampton Street | 29 | 29 | 29 | 29 | 29 |
| Flood Street | 410 | 410 | 410 | 410 | 480 |
| Stafford Street | 108 | 108 | 108 | 108 | 158 |

| | | | | | |
|-------------|-----|-----|-----|-----|-----|
| King Street | 120 | 120 | 120 | 120 | 120 |
|-------------|-----|-----|-----|-----|-----|

Brierley Hill

| Car Park | 09/10 | 10/11 | 11/12 | 12/13 | 13/14 |
|-----------------------|-------|-------|-------|-------|-------|
| Level Street | 57 | 57 | 57 | 57 | 57 |
| Bank Street | 135 | 135 | 135 | 135 | 135 |
| Little Cottage Street | 78 | 78 | 78 | 78 | 78 |
| Cottage Street | 25 | 25 | 25 | 25 | 25 |
| Chapel Street | 8 | 8 | 8 | 8 | 8 |

9. It can be seen from the above data that the only change in long stay parking provision has occurred in Dudley. The permit holder section at Priory Road has now been removed, leaving a total of 130 long stay parking spaces at Priory Road as a result of redevelopment of the site. To compensate for the loss of long stay parking at Priory Road, additional spaces have been provided at Flood Street and Stafford Street.

| Indicator | Target | |
|--|--|----------------------|
| LOI CEN8a – Car Parking in Centres – Mandatory Indicator LTP6 | No increase in the morning peak traffic flows into the nine LTP centres between 2005/6 and 2012/13 | AWAITING DATA |
| LOI CEN8b – Car Parking in Centres – Mandatory Indicator LTP6 – Additional target at LA discretion | Increase in the morning peak proportion of trips by public transport into the nine LTP centres as a whole to 33.8% by 2009/10 from the 2005/6 forecast baseline of 32.7% | AWAITING DATA |

AWAITING UPDATED DATA FOR 2013/14 YEAR, AMR WILL BE UPDATED WHEN AVAILABLE. FOR MORE INFORMATION PLEASE CONTACT ldf@dudley.gov.uk or 01384 814136

Saved UDP Policy AM13 Public Rights of Way

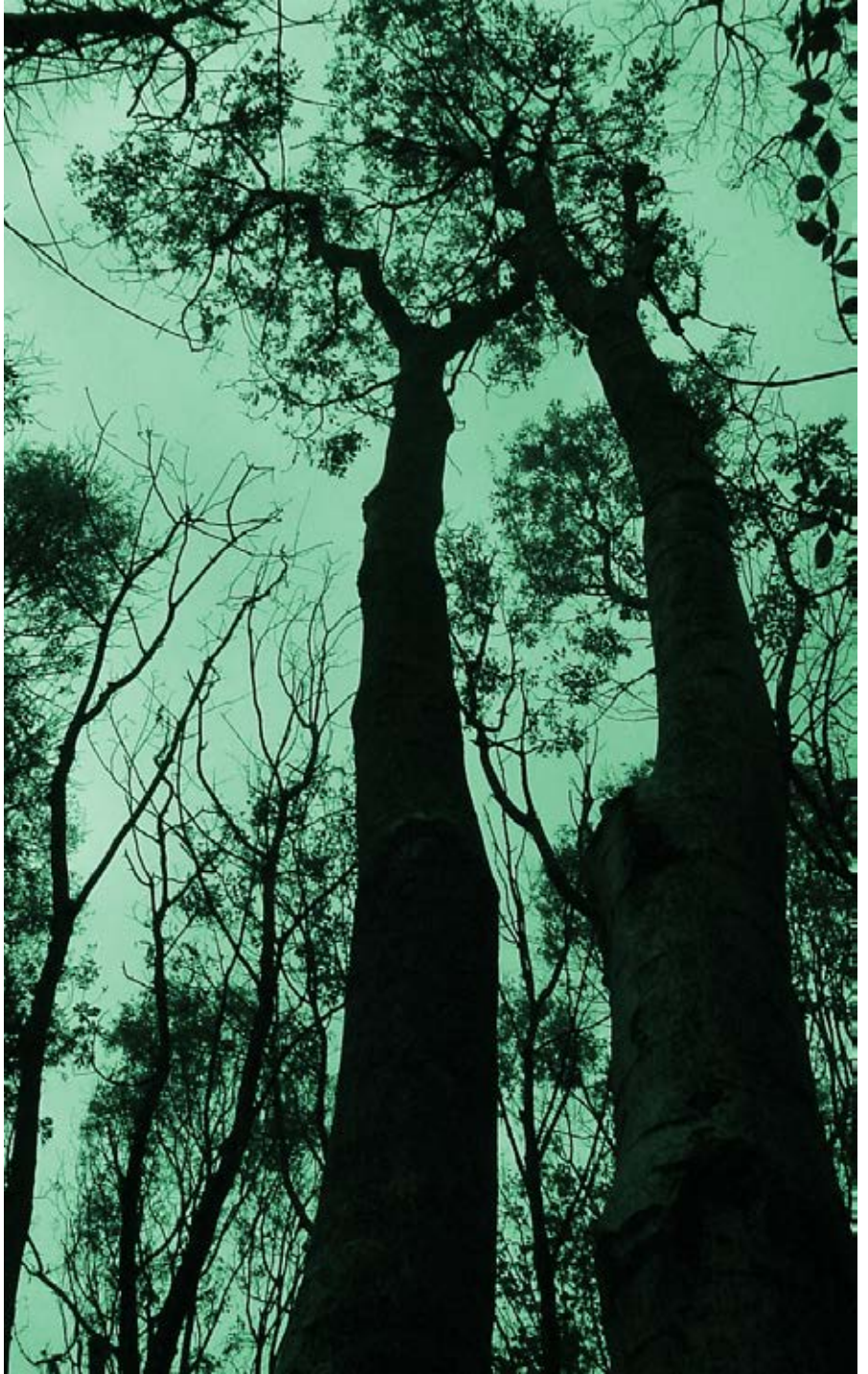
10. Dudley Council has formally adopted one new footpath to form part of the rights of way network for the monitoring period 2013/14:

- Castle Gate Way, Dudley - 120m of 3.0m wide footpath/cycle path

11. In terms of improvements to the existing rights of way network, the Rights of Way Improvement Plan (ROWIP) adopted in 2009, continues to contribute towards meeting key Local Transport Plan objectives, in relation

to improving accessibility and encouraging sustainable travel. The following public rights of way were improved in 2013/14:

- Hermit Street to Round House Road, Gornal
- Blagdon Road, Halesowen
- Honeysuckle Avenue to King George VI, Kingswinford
- Rectory Fields, Wordsley
- Lutley Drive to Thicknall Drive, Stourbridge



8

Environmental Infrastructure







Chapter 8 - Environmental Infrastructure

8.1 Nature Conservation

Objective

1. A high quality environment fit for the future, and a strong Urban Park focussed on beacons, corridors and communities; respecting, protecting and enhancing the unique biodiversity and geodiversity of the Black Country and making the most of its assets whilst valuing its local character and industrial legacy.



| Indicator | Target | |
|--|---|---|
| Core Strategy Policy ENV1: Change in areas of biodiversity importance | No net reduction in the area of designated nature conservation sites through development. |  |
| Saved UDP Policy NC1: The Extent of Biodiversity Action Plan (BAP) Priority Grassland Habitat Type | No net reduction from baseline of 13.85 hectares (ha) in 2014. |  |
| Saved UDP Policy NC1: Protection of BAP Priority Fen, Reedbed and Coastal and Floodplain Grazing Marsh | No net reduction from baseline of 34.35 ha in 2014. |  |
| Saved UDP Policy NC10: Protection of BAP Priority Ponds | No net reduction. |  |

2. Within the monitoring period there has been four significant planning applications granted planning approval within areas of biodiversity importance. These related to the construction of a single storey replacement wardens base/ educational facility and the erection of 5 number new-build residential dwellings and garages (Use Class C3: Residential) and associated works to existing access road (Dudley Council Planning application reference number: P13/1648) within the Saltwells Local Nature Reserve (LNR), off Pedmore Road, Brierley Hill.
3. However, this development proposal included a range of on-site nature conservation mitigation and enhancement measures in line with those recommended in the Phase 1 Habitat Survey and Protected Species Survey Assessment for this proposal site of direct benefit to the LNR which were considered acceptable by the Council. The development scheme also included an improved replacement reserve wardens building and the development was located within a previously-developed/ urbanised part of the LNR which previously contained an existing brick built residential care building, steel storage porta-cabins and associated hard-standings connected to the original wardens base and did not encroach into the immediately adjacent highly sensitive Ancient Woodland habitat.

4. The second planning application related to a major new-build housing development of 80 number residential dwellings at the former Lloyds (Brierley Hill) Ltd industrial site, Brettell Lane, Brierley Hill (Dudley Council Planning application reference number: P12/0701). The western part of the development site contained a Site of Local Importance for Nature Conservation (SLINC). However, the built footprint of the new-build residential scheme was located on the floor slab and associated hard-standing areas of the sites former industrial use (previously-developed land) (the approach for re-using urban brownfield land for new housing is supported and encouraged in the NPPF) and did not encroach into the SLINC wooded green space environment which remained protected. The development proposal also included on-site nature conservation enhancements works such as a new natural green space balancing pond within the SLINC area, the introduction of native tree and shrub planting within the development site layout and the introduction of bat bricks within some of the new-build residential dwellings. Both the above planning applications had accompanying Ecological Surveys which identified the need for on-site nature conservation mitigation measures and on-site enhancement works.

5. The third planning application also involved a major new-build residential scheme, involving 150 dwellings at the former Sunrise Business industrial park, Wollaston, Stourbridge (Dudley Council Planning reference number: P13/0244 Reserved Matters Planning Application). Part of the heavily urbanised site contained a SLINC and a culverted section of the River Stour watercourse. However, the built footprint of the new-build residential scheme was located on the floor slab and associated hard-standing areas of the sites former industrial use (previously-developed land) (the approach for re-using urban brown-field land for new housing is supported and encouraged in the NPPF). The development proposal also introduced substantial on-site nature conservation and biodiversity green infrastructure benefits. For example, the development proposal de-culverted the full section of the River Stour watercourse falling inside the development site boundary and introduced a new on-site natural green space lung along the opened up de-culverted section of the River Stour (along the river bank-sides) to help restore and strengthen the connectivity of severed parts of the River Stour SLINC wildlife corridor. The proposal also introduced on-site green space landscaping throughout parts of the site in a previously heavily urbanised location, dominated by concrete hard-standings. The substantial de-culverting/ restoration works of the River Stour watercourse will help to benefit wildlife species by introducing new natural green space (green infrastructure) within a previously severed part of the River Stour wildlife corridor. It will also help to reconnect people to the natural environment. This planning application had accompanying Ecological Surveys which identified the need for on-site nature conservation mitigation measures and on-site enhancement works.

6. The fourth planning application related to a new grass sports pitch, ecology/ environmental zone, associated re-profiling of land, new areas of hard-surfaced play areas at Olive Hill Primary School, Springfield Road, Halesowen (Dudley Council Planning reference number: P13/0773) (Full Planning Application). The site boundary encroached into a designated SLINC located within the Coombeswood Wedge, Halesowen. This planning application had accompanying Ecological Surveys. Within the approved site layout plan the proposals are including a new 'Forest School Area' to enhance on-site biodiversity levels.
7. Overall, there has been no significant net reduction in the area of designated nature conservation sites through development. The extent of the BAP priority grasslands amounted to 13.85 hectares (ha).

| Significant Effects Indicator | Target | |
|---|---|---|
| Percentage of Development and Redevelopment on Previously Developed Land Undertaking Full Habitat Surveys | 100% of approved planning applications on brownfield sites in the area of designated nature conservation sites to have undertaken full habitat surveys. |  |
| Length of Wildlife Corridor in Positive Management for Biodiversity Benefit | 100% protection of all the existing elements of Wildlife Corridor and no new developments permitted blocking its proposed future extent |  |

8. There are many brownfield sites where there is no evidence of protected or important species and which do not fall within or adjacent designated wildlife sites. To provide meaningful data against this indicator, it is therefore necessary to measure how many of the significant planning applications granted planning approval on brownfield sites within designated nature conservation sites have had a Habitat Survey.
9. As stated above, within the monitoring year there have been four significant planning applications granted planning approval in areas of biodiversity importance. There were a number of minor household planning applications (e.g. such as rear conservatories and small-scale side extensions to existing dwelling houses within the existing residential curtilage) in areas covered by nature conservation designations during the monitoring period but these householder planning applications do not require an Ecological Survey. Similarly, new signage planning applications and discharge of conditions planning applications do not require an Ecological Survey. These planning applications were also excluded. Therefore, to make the data meaningful, it was necessary to focus on significant planning applications.

10. In total there were a total of 4 significant planning applications on brownfield sites within designated nature conservation areas during the monitoring period. All of these planning applications were accompanied by an Ecological Habitat Survey (100 %).
11. Wildlife Corridors will be defined in the emerging Dudley Borough Development Strategy DPD, emerging Dudley AAP, Brierley Hill AAP (adopted August 2011), Stourbridge AAP (adopted October 2013) and the Halesowen AAP (adopted October 2013). During the monitoring year the Brierley Hill AAP, Stourbridge AAP and Halesowen AAP were all adopted and therefore the indicator relates only to the Wildlife Corridors located inside the Brierley Hill, Stourbridge and Halesowen AAP's boundaries where there was no development affecting their extent during the monitoring period 1st April 2013 to 31st March 2014. A more fuller assessment of the Stourbridge and Halesowen AAP's will be made in next year's 2015 AMR given that both these AAP's were adopted half way through the monitoring year during October 2013. But as stated above, in any case no development affecting the extent of wildlife corridors took place within the above AAP's during the 1st April 2013 to 31st March 2014 monitoring period.

Conclusion

12. In conclusion, within the monitoring year, three of the four significant planning applications granted planning approval within areas of biodiversity importance included on-site nature conservation enhancement and mitigation measures which were considered acceptable by the Council. On a further positive note during the monitoring period, there has been no significant net reduction in the area of designated nature conservation sites through development and no net reduction in the extent of the BAP priority grasslands. New natural green space has also been created as part of the River Stour extensive de-culverting works associated within the Sunrise Business industrial park major housing redevelopment scheme (Wollaston) (P13/0244) as discussed above. In addition, there has been no net reduction in the number of nature conservation sites being managed positively for nature conservation during the monitoring year.




8.2 – Historic Environment

Objective

Environmental transformation is one of the underpinning themes of the Vision which requires a co-ordinated approach to the protection and enhancement of the built and natural environment. The protection and promotion of the historic character and the areas local distinctiveness is a key element of transformation and in particular helps to deliver Core Strategy Spatial Objectives 3, 4, 5 and 6.

Policy ENV2: Historic Character and Local Distinctiveness

1. In line with the principles of sustainable development and in line with national policy on conserving and enhancing the historic environment (NPPF, Chapter 12), at a Black Country level, the Core Strategy sees that all development should aim to protect and promote the special qualities, historic character and local distinctiveness of the Black Country in order to help maintain its cultural identity and strong sense of place. Core Strategy Policy ENV2 – Historic Character and Local Distinctiveness has replaced the former UDP Policy HE1 (Local Character and Distinctiveness) and HE2 (Landscape Heritage Areas) and HE9 (Scheduled Ancient Monuments and Other Sites of National Importance). This policy ensures that development proposals will be required to preserve and, where appropriate, enhance local character and those aspects of the historic environment together with their settings, which are recognised as being of special historic, archaeological, architectural, landscape or townscape quality.

| | | |
|---|------|---|
| LOI ENV2 – Proportion of planning permissions granted in accordance with Conservation/Historic Environment Section or Advisor recommendations. | 100% |  |
| Local Output indicator L25 – Applications for development that would adversely affect a SAM in the monitoring year. | |  |
| Local Output indicator L21 – “Local Area Character Appraisals” as set out in the Historic Environment SPD, are carried out for all relevant Development Plan Documents (e.g. Area Action Plans). | |  |

Target

2. The Black Country Core Strategy sets a target figure of 100%.

Key data

3. Local Area Character Appraisals ‘seek to define local character and distinctiveness’ and within that context to identify individual historic assets worthy of protection. These are both factors that need to be taken into account when developing planning policies to guide future change in any given area. In relation to the Brierley Hill Area Action Plan, The Stourbridge Area Action Plan and the Halesowen Area Action Plan and the Glass Quarter SPD the Council has fulfilled

these objectives by completing the Urban Historic Landscape Characterisation (UHLC) in all four areas.

4. Policy ENV 2 and the Landscape Heritage Area designation has been successfully defended at Appeal and found to be very effective.
5. The Council's Historic Environment Record (HER) has continued to be up-dated regularly in accordance with English Heritage guidelines. The HER is the primary source of information about the local historic environment within the administrative boundary of Dudley MBC. It provides a record of heritage assets and interventions within the borough and includes all known archaeological sites, excavations, find spots and historic buildings, monuments and landscapes and it is invaluable to the implementation of this policy.
6. There are 11 Scheduled Monuments in the Borough. Former UDP Policy HE9 states a presumption against development that would adversely affect a SAM or other site of national importance or its setting, such that damaging proposals will be resisted and remains preserved 'in-situ'. There were no applications approved that would adversely affect a SAM in the monitoring year 2013-2014. It is noted however that 2 of the SAM's are on the English Heritage 'Heritage at Risk' 2013 Register (Triangular Crane, Bumble Hole and The Redhouse, Whitehouse and Newhouse glassworks, Dudley). Both SAM's are in private ownership, it is the responsibility of English Heritage to undertake the necessary enforcement action, notwithstanding that, as a local planning authority we have been proactively working with the owners of the The Redhouse, Whitehouse and Newhouse glassworks SAM holding pre-application discussions about potential schemes and during the 2014-2015 monitoring report an up-date will be provided about the successful planning application and listed building consent granted in relation to this site.

Conclusions and future action

7. The policies are working and the Council will continue to apply them, UHLC for the emerging Dudley Area Action Plan will be reported in the 2014-2015 monitoring report and the Historic Environment SPD is to be updated in order to reflect that UDP Policies HE1 and HE2 have been superseded and the UHLC is in place for the AAP areas. In addition, UHLC will be used in the production of the forthcoming Dudley Borough Development Strategy Development Plan Document (DPD). With respect to the SAM's please note the below section regarding the Castle Hill Special Landscape Heritage Area where significant repairs and conservation was undertaken to the Priory Ruins SAM and the setting of the Dudley Castle SAM was enhanced during the monitoring year. With respect to the Heritage at Risk Register, the local planning authority will continue to collaborate with English Heritage and all relevant stakeholders.
8. The Council's Historic Environment Record is a publically accessible service however all the information on it can only be provided to the public on-request. Providing public access to the information via the internet would be very beneficial. An application has been made by to English Heritage for funding to support this initiative. The outcome of this will be reported in next year's AMR.
9. Guidance on what to include in a Heritage Statement needs to be prepared for use by agents and applicants.

Castle Hill Special Landscape Heritage Area

Objective

To ensure the protection and enhancement of the very special and diverse components of Castle Hill so that they can co-exist without detriment to each other.

UDP Policy HE3 Castle Hill Special Landscape Heritage Area

Local Output indicator L39 - Number of permissions granted that protect and enhance the very special and diverse components of Castle Hill so that they can co-exist without detriment to each other.



Target - 100%.

Key data

10. In the previous monitoring year, 2012-2013, Listed Building Consent P12/0255 was approved for the repair of four of the Tecton Structures located within the Zoo. During this monitoring year (2013-2014) the repair of two of the four structures commenced on-site, (the Grade II* listed Zoo entrance and the Grade II listed former Safari Café). Repairs to the other two Tecton Structures (the Grade II* Brown Bear Pit and the Grade II* Kiosk) will be reported on in next year's monitoring report. The repair and architectural reinstatement to these internationally significant structures (the Tecton's) will significantly assist with improving Dudley Zoo as a major visitor attractions in full accordance with the Policy HE3. With respect to Priory Park (a Registered Park and Garden as well as a Scheduled Ancient Monument) the 10 year Conservation Management Plan continues to be put into action.

Conclusions and future action

11. The policies are working and the Council will continue to apply them. During this monitoring year work commenced on commissioning the production of a Conservation Area Appraisal and Management Plan for Castle Hill with the view that it will form part of the evidence base for the Dudley Area Action Plan. Progress on this will be reported on in next year's monitoring report.

Conservation Areas, Buildings of Local Historic Importance and Listed Buildings

Objective

Conserve the locally distinctive character of the Borough's townscapes and landscapes, conserve and enhance the Borough's local and statutory listed buildings and conservation areas and sites of archaeological or historic interest, a major objective in the Vision for environmental transformation and the delivery of Spatial Objective 6.

UDP Policy HE4: Conservation Areas, HE5: Buildings of Local Importance and HE6: Listed Buildings



Targets:

12. UDP Policy HE4 - An increasing percentage of Conservation Areas with up-to-date Character Appraisals and Management Proposals;

UDP Policy HE5 – No loss of locally listed buildings without pre-demolition archaeological buildings recording;

UDP Policy HE6 – 100% protection of statutorily listed buildings.

Key data

13. There are 22 Conservation Areas in Dudley (3 with Article 4 directions), 348 locally listed buildings and 260 statutorily listed buildings (6 Grade I, 19 Grade II* and 235 Grade II) and 2 Registered Parks and Gardens (3 if you include Himley Hall).

14. During the monitoring year 2013-2014:

- A number of changes came into force on the 1st October 2013 as a result of the Enterprise and Regulatory Reform Act, the most significant being that Conservation Area Consent replaced with the requirement for planning permission. Further changes were introduced on the 6th April 2014 and will be reported on in next year's AMR.
- There were no statutorily listed buildings demolished;
- No locally listed buildings were lost without an archaeological record having been made.
- One Locally Listed buildings had an Article 4 directions imposed (the King Arthur).
- Two buildings were added to the Statutory list as Grade II listed, 260 Hagley Road, Halesowen (formerly a Locally Listed building) and the Garibaldi Inn, Cross Street, Stourbridge.
- The Brierley Hill Conservation Area was added to the English Heritage 2013 'Heritage at Risk Register' this is in addition to the 3 Conservation Areas already placed on the register in the previous monitoring year: Stourbridge Branch Canal (Canal Street), Wollaston and the Wordsley Church Conservation Area). There is therefore a total of 4 Conservation Areas on the Register.
- 3 Grade II* Buildings continued to remain on the 2013 'Heritage at Risk Register' (Brown Bear Pit, and Kiosk to east of Brown Bear Pit within the grounds of Dudley Zoo and The Old Foundry, Lowndes Road). Please note however that as described above HLF funding has been found for these two Tecton structures and all planning approvals are in place so that work can commence on-site next year. With regards to the former Foster and Rastrick

building, during this monitoring year the local planning authority has worked closely with English Heritage and the owner to implement planning approval P09/1070 and Listed Building Consent P08/1785 which has resulted in the conversion of the building into a Medical Centre. Occupation of the building commenced in March 2014 which will result in the removal of this building from the 2014 Heritage at Risk Register, but for this monitoring year (2013-2014) it is still logged on the 2013 Heritage at Risk Register.

- The following 4 Places of worship continue to be present on the 2013 'Heritage at Risk Register' (St Edmunds, St James's, St John's and the Presbyterian Chapel, Lower High Street). As a Historic Environment Service we have continued to work closely to assist the St John's Building Preservation Group with options for St John's and we have worked closely with the Diocese of Worcester for options for the other two Dudley Churches. There needs to be a coordinated approach between the Historic Environment Service and Regeneration Division to work with the Presbyterian Chapel in Stourbridge as the issues relate predominantly to the poor public realm in front of the Church.

Conclusions and future action




15. The policies are working and the Council will continue to apply them. The Council has an adopted SPD on Historic Environment which provides advice on the implementation of related policies in the UDP. It was however published in 2006 and is therefore ready for an up-date.
16. There are 22 Conservation Areas but only 8 have an up-to-date Conservation Area Character Appraisal and Management Plans. A strategy for their reassessment and appraisal needs to be undertaken.
17. There are 3 Conservation Areas with Article 4 directions removing permitted development rights (Mushroom Green, Love Lane and the Leasowes) – the Article 4 directions need to be up-dated in view of the numerous alterations made to the GPDO.
18. The Local List was compiled in 1996, a review of the Local List and the criteria for inclusion needs to be undertaken.
19. English Heritage publishes annually a 'Heritage at Risk' register for all Grade I, Grade II* Listed Buildings, Listed Places of Worship, Scheduled Monuments, Registered parks and Gardens and Conservation Areas at Risk. The Historic Environment Service will continue to work with English Heritage and all relevant stakeholders to proactively work to address these sites however additional assistance is required from Regeneration colleagues in order to coordinate.
20. The Heritage at Risk Register for the Grade II listed Heritage assets in the borough was last undertaken in 2006, this needs to be reviewed.
21. Lack of statutory protection for locally listed buildings located outside conservation areas and the ability to demolish them outside the planning system has up until recently not been an issue that could be addressed at a local level. Recently a High Court judgement has had the effect that demolition now constitutes 'development' and accordingly Article 4 directions removing certain permitted development rights can be imposed where appropriate.

Canals

Objective

The Black Country's canal network is one of the most defining historical and environmental assets and its preservation and enhancement is a major objective in the Vision for environmental transformation and the delivery of Spatial Objective 6.

BCCS ENV4: Canals and Saved UDP Policy HE7 Canals

| | | |
|--|---|---|
| LOI ENV4a – Proportion of planning permissions granted in accordance with Conservation/Historic Environment Section or Advisor recommendations. | 100% |  |
| LOI ENV4b – Proportion of planning permissions granted in accordance with British Waterways' planning related advice | 100% |  |
| Local Output indicator L23 – Planning Obligations SPD utilized effectively to achieve canal side development providing public realm investment on the canal side/towpath. | Where appropriate and viable canal side improvements are secured through Planning Obligations |  |

Target

- 22.** Increasing public realm investment on the canal side/towpath as evidence by increased Planning Obligations contributions.

Key data

- 23.** During the monitoring year 2013-2014 no applications were approved which secured public realm investment on the canal side/towpath.

Conclusions and future action

- 24.** The Policy is working through the implementation of the adopted Dudley Canals Strategy and through the carrying out of canal based Conservation Area Character Appraisals and Management Proposals. Policy ENV 4 'Canals' of the Black Country Core Strategy also assists in attaining this target as does the Glass Quarter SPD.
- 25.** The Council's Canals Strategy needs to be up-dated in order to reflect changes in policy and Conservation Area Character Appraisals need to be prepared for the Bumble Hole Conservation Area and the Parkhead Locks Conservation Area.

Archaeology

UDP Policy HE8 Archaeology and Information

| | |
|--|---|
| Local Output indicator L24 – Developers comply with all requests for further information to be supplied in relation to development proposals affecting the Historic Environment |  |
|--|---|



Target

26. All requests to developers for them to commission further information are 100% complied with.

Key data

27. 'Saved' UDP Policy HE8 requires where proposed development sites have high Historic Environment potential but the available information about the significance of any remains is judged to be insufficient that Archaeological Desk Based Assessments/Evaluations or other specialist records are commissioned by developers at pre-determination stage. This is in order that planning decisions can be properly informed and suitable measures put in place to avoid or mitigate any negative impacts associated with the development.

Conclusions and future action

28. It is considered that the policy is working and no further action is required.

UDP Policies HE10, HE11 Sites of Regional Importance and Archaeology and Preservation

| | |
|---|---|
| Local Output indicator L26 – Planning permissions determined requiring archaeological investigation and recording as condition of consent or other mitigation to protect archaeological remains. |  |
|---|---|



Target - No specific target set for Dudley

Key data

29. 'Saved' UDP Policies HE10 and HE11 deal with instances where remains of less than national importance are affected by reasonable development proposals. Where preservation in situ is not feasible and damaging development can be justified, negative impacts can nevertheless be mitigated through full archaeological recording and subsequent publication through the Dudley Historic Environment Record (HER) 'preservation by record'.

Conclusions and future action

30. It is considered that the policies are working and no further action is required, however success of these policies entirely depends on the types of applications received, which vary from year to year.

Brierley Hill Area Action Plan

Objective

To protect and enhance the locally distinctive character of Brierley Hill, including its historic environment, cultural and built heritage.





Brierley Hill AAP Policies:-

Policy 2: Brierley Hill High Street Conservation Area,

Policy 59: Conservation and Enhancement of Local Character and Distinctiveness in Brierley Hill,

Policy 60: Canals

Policy 61: Archaeological Priority Areas

| | | |
|--|---|---|
| Policy 2 –Number of planning permissions within the Conservation Area granted contrary to Historic Environment Officer recommendation. | 0 |  |
| Policy 59 – Number of planning permissions granted contrary to Historic Environment Officer recommendation. | 0 |  |
| Policy 60 - Number of planning permissions affecting a canal granted contrary to Historic Environment Officer recommendation. | 0 |  |
| Policy 61 - Number of planning permissions granted contrary without an archaeological desk-based assessment/evaluation when requested to be supplied by the Historic Environment Officer. | 0 |  |

Target

- 31.** The target is 0 applications are to be granted contrary to the recommendation of the Historic Environment Officer.

Key data

- 32.** During the monitoring year there were no significant planning applications.

Conclusions and future action

- 33.** It is considered that the policies are working and no further action is required.

Halesowen Area Action Plan

Objective

To ensure that the character and quality of Halesowen's historic environment is fully appreciated in terms of its townscape and landscape, individual buildings, plan form and archaeology – and that this is capitalised upon to its best advantage and recognised by the community at large as one of the town's greatest assets.

Halesowen AAP Policies:-

Policy 19 – Conservation and Enhancement of Local Character and Distinctiveness in Halesowen.

Policy 20 – Areas of High Historic Townscape Value (AHHTV)

Policy 21 – Areas of High Historic Landscape Value (AHHLV)

Policy 22 – Designed Landscapes of High Historic Value (DLHHV)

Policy 23 – Archaeological Priority Areas (APA)

| |
|---|
| Halesowen AAP Chapter 8 Indicator - The number of planning applications granted permission contrary to the recommendation of the Historic Environment Officer. |
|---|



Target

34. The target is 0 applications are to be granted contrary to the recommendation of the Historic Environment Officer.

Key data

35. During the monitoring year there were no significant planning applications. A fuller assessment of the Halesowen AAP will be made in next year's 2014-2015 AMR given that this AAP was adopted half way through the monitoring year during October 2013.

Conclusions and future action

36. It is considered that the policies are working and no further action is required.

Stourbridge Area Action Plan

| Objective |
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| To protect and enhance the locally distinctive character of Stourbridge with reference to its historic environment and cultural and built heritage, including the historic canal side at Stourbridge Wharf, and where appropriate, to foster that heritage to enhance Stourbridge's role as a visitor destination. |
|--|

Stourbridge AAP Policies:-

Policy 21 – Conservation and Enhancement of Local Character and Distinctiveness in Stourbridge

Policy 22 – Areas of High Historic Townscape Value (AHHTV)

Policy 23 – Areas of High Historic Landscape Value (AHHTV)

Policy 24 – Archaeological Priority Areas (APA)

| |
|---|
| Local Indicator - The number of planning applications granted permission contrary to the recommendation of the Historic Environment Officer. |
|---|



Target

37. The target is 0 applications are to be granted contrary to the recommendation of the Historic Environment Officer.

Key data

38. During the monitoring year there were no significant planning applications. A fuller assessment of the Stourbridge AAP will be made in next year's 2014-2015 AMR given that this AAP was adopted half way through the monitoring year during October 2013.

Conclusions and future action

39. It is considered that the policies are working and no further action is required. With respect to the accompanying Stourbridge UHLC (evidence base to the AAP) this justifies the carrying out of a Conservation Area Character Appraisal for the whole of the Historic core of the Stourbridge with a recommendation to review the boundary of the existing Conservation Area.

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8.3 Design Quality

Objective

Achieving sustainable development is fundamental to the Vision for transforming the Black Country environmentally and economically. High quality design is an essential element of place-making and reflecting the distinctive character of the area and will help deliver all of the Spatial Objectives by setting challenging but appropriate standards.

Core Output Indicator Policy ENV3 – Housing Quality Building for Life Assessment. Move towards 100% with a rating of good or very good by 2026



1. High quality design is an essential element of place-making and reflecting the distinctive character of the area. This chapter will assess Core Strategy Policy ENV3-'Design Quality', with the aim of improving overall design and sustainability of development.
2. Building for Life is a tool for assessing the design quality of homes and neighbourhoods in England. The Building for Life criteria is a Government endorsed assessment benchmark developed by the Commission for Architecture and the Built Environment (CABE), the Home Builders Federation, the Civic Trust and Design for Homes.
3. During 2012 new guidance was issued on how to carry out Building for Life assessments. There are now 12 criteria and the assessment is based on a traffic light system. A well designed scheme will perform well against all the 12 criteria. A 'red' will mean either that the characteristics of the scheme make full compliance with the criteria impossible or that further considerations are needed to improve the design. 'Amber' criteria will identify aspects of the proposal which need to be changed. 'Green' means that the criteria have been fully met.

The 12 questions are listed below:

| | |
|---|---|
| Integrating into the Neighbourhood | 1. Connections Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site? |
| | 2. Facilities and Services Does the development provide (or is it close to) community facilities such as shops, schools, workplaces, parks, play areas, pubs and cafes? |

| | |
|-------------------------|---|
| | 3. Public Transport Does the scheme have good access to public transport to help reduce car dependency? |
| | 4. Meeting local housing requirements Does the development have a mix of housing types and tenures that suit local requirements? |
| Creating a Place | 5. Character Does the scheme create a place with locally inspired or otherwise distinctive character? |
| | 6. Working with the site and its context Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and micro climates? |
| | 7. Creating well defined streets and spaces Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are the buildings designed to turn street corners well |
| | 8. Easy to find your way around Is the scheme designed to make its easy to find your way around? |
| Street and Home | 9. Streets for all Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces? |
| | 10. Car parking Is resident and visitor parking sufficient and well integrated so that it does not dominate the street? |
| | 11. Public and private spaces Will public and private spaces be clearly defined and designed to be attractive, well-managed and safe? |
| | 12. External storage and amenity space Is there adequate external storage space for bins and recycling as well as vehicles and cycles? |

4. Building for Life 12 scores housing schemes against 12 questions set out above and the performance will be determined using based on the traffic light system.
5. Last monitoring year 12 applications were assessed against the Buildings for Life.
6. Out of the 12 applications 9 were assessed to have an overall green score and the remaining 3 were assessed to have an amber score.
7. This year it was decided to assess just over 10% (4 applications) of the major completions against the Buildings for life criteria. The Design and

Access Statements, planning applications and other relevant information was assessed against the 12 questions and were awarded score of green, amber and red accordingly.

8. It should be noted that 3 out of the 4 applications scored Green as they were consistent with the 12 questions. Only one application scored Amber as it was not 100% compliant with the 12 questions.

Further action

9. Going forward, it is anticipated that the assessment process will be carried out on sites at pre-application/planning application stage as well as on completion. The assessment at the pre-application stage will ensure that the applicants are encouraged to comply with all the 12 criteria, thereby reducing the number of 'amber' scores and ensuring that the score is 100% green as per the requirement of the policy. Also the Government is in process of streamlining the assessment criteria and amalgamating the all the existing guidance into one easy to use manual. The Council will assess the applications against the latest Government guidance.

| |
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| Local Output Indicator Policy ENV3a – Proportion of major planning permissions adequately addressing By Design and Manual for Streets guidance as appropriate. |
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10. The **Manual for Streets** is a joint publication produced by the Department for Transport (DfT) and Communities and Local Government. In England and Wales, the **Manual for Streets** provides guidance for practitioners involved in the planning, design provision and approval of new streets, and modifications to the existing ones. It aims to increase the quality of life through good design which creates more people orientated streets. Although the detailed guidance in the document applies mainly to residential streets, the overall design principles apply to all streets within urban areas.

Data

11. As with Buildings for Life, 4 planning applications were assessed. This is just over 10% of the major planning applications that were approved in the monitoring year. The planning applications and officer report were examined to see what policies had been used in the determination of the application in direct relation to By Design and Manual for Streets guidance.

Comments and further action

12. Whilst policies were not specified within the officer report and decision notice for the applications, in depth Design and Access Statements stated that it acknowledged By Design and 'draws upon the overriding principles'.



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Our Highways colleagues provide advice on highways matters including a thorough knowledge of the principles within Manual for Streets and Manual for Streets 2.

- 13.** Going forward in the forthcoming years proposals will be assessed at the pre-app stage along with colleagues from other departments to assess these applications right at the start of the project and to ensure an improved score at the decision making stage.

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8.4 Flood Risk, Sustainable Drainage Systems and Urban Heat Water Protection and Floodplain Protection

| Objective |
|---|
| Facing up to climate change and promoting sustainable development are key principles which underpin the Vision. Robust, locally specific policies on Flood Risk, Sustainable Drainage Systems and Urban Heat Island are required to help deliver Spatial Objectives 3, 4 and 6. |

1. This chapter will cover Core Strategy Policy ENV5 – ‘Flood Risk, Sustainable Drainage Systems and Urban Heat Island’ and saved Unitary Development Plan (UDP- Adopted October 2005) Policy ENV3 ‘Water Protection. The objective of the two policies is to protect the quality of water resources and existing flood plains and areas liable to flooding from development to ensure that developments and public safety are not put at risk.
2. Core Strategy (2011) Policy ENV5-Flood Risk, Sustainable Drainage and Urban Heat Island

| | |
|--|---|
| Core Output Indicator ENV5- Number of planning permissions granted contrary to Environmental Agency advice on flooding and water quality grounds. |  |
|--|---|

3. During the monitoring year the Environment Agency (EA) objected to two planning applications. Both applications were refused in response to the concerns raised by EA. Therefore it can be concluded that none of the planning applications were approved against the EA advice.

UDP (2005) Policy EP3-Water Protection

| | |
|--|---|
| Core Output Indicator E1- Number of planning permissions granted contrary to Environmental Agency advice on flooding and water quality grounds. |  |
|--|---|

4. During the monitoring year Environment Agency did not object to any planning application in terms of water quality.

| | |
|---|---|
| Local Output Indicator ENV5b- Proportion of major planning permissions including appropriate SUDs. |  |
|---|---|

5. Sustainable Urban Drainage Systems (SUDs) are now a requirement of developments as run-off is no longer an acceptable form of drainage. The use of SUDs in new developments will significantly help to reduce the risks



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both of flooding and impact on surface water quality at times of high rainfall. As the vast majority of the development over the plan period will be on brownfield land (previously developed land), surface water flows will be greatly reduced through development, therefore reducing pressure on Waste Water Treatment Works (WwTWs), the sewerage system and water quality.

6. 31 major applications were decided in the monitoring year which would have warranted the inclusion of SUD's in their plans. 17 planning applications (55%) had conditions attached to them requiring the provision of SUD's. In the remainder 14 (45%) of the applications either sufficient information was not provided in relation to SuDS /drainage strategy and did not any condition attached to them requiring the inclusion or provision of SUD's.

Going Forward



7. It is envisaged that from a planning perspective SDS will be encouraged under the provision of the policy and all major developments will be required to include SDS wherever possible.
8. The Government has recently announced that the legislation regarding the role of local authorities to become Lead Local Flooding Authorities and the creation of Sustainable Drainage Boards will not be enforced in April 2014. The guidance has been postponed indefinitely.

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8.5 Open Space, Sport and Recreation

| Objective |
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| In line with the principles of sustainable development and national policy on open space, sport and recreation, at a Black Country level, the Core Strategy intends to achieve a high quality environment and a sustainable network of sport and recreation facilities which are easily accessible at a neighbourhood level via Spatial Objectives 6 and 8. The unique biodiversity and geodiversity of the Black Country should be respected and enhanced making the most of its assets whilst valuing its local character and industrial legacy. |

Core Output Indicators

| | | |
|---|-----------------------------------|---|
| LOI Policy ENV6a - Hectares of accessible open space per 1,000 head of population | Dudley: 5.08 hectares (Ha) |  |
| LOI ENV6b - Delivery through Local Development Documents of broad open space, sport and recreation proposals for each Regeneration Corridor and Strategic Centre set out in Appendix 2 of the Core Strategy. | 100% by the year 2026 |  |

Target

1. The Black Country Core Strategy sets a target figure of 5.08 hectares of accessible open space per 1,000 head of population for Dudley Borough. Different targets have been set for each of the four Black Country Local Authority areas based on findings from their individual Green Space Audits.

Key data

2. The Council seeks to ensure that there is adequate provision of publicly accessible green open space help meet the needs of local residents for outdoor recreation including walking, relaxing and playing formal sport. This is important to help promote healthy lifestyles and better mental health, and it is also important for improving the image of the Borough making it a more attractive place to live, visit, work and invest. Local open space provision standards have therefore been set to help ensure that there is a sufficient supply of publicly accessible green open space to meet the needs of both existing local residents and new residents who will move to the Borough as a result of new housing development.
3. LOI ENV6b will be measured as part of the Council's Dudley Borough Development Strategy Development Plan Document (DPD) when the DPD is adopted. Adoption of the DPD is anticipated mid 2016. This policy

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indicator will also be measured by the Brierley Hill Area Action Plan (AAP), the Stourbridge AAP and Halesowen AAP and planning applications.

4. During the monitoring year the Brierley Hill AAP, Stourbridge AAP and Halesowen AAP were all adopted and therefore the indicator relates to significant new green open space delivered in Brierley Hill, Stourbridge and Halesowen AAP plan areas where there was no significant new green open space delivered during the monitoring period. During the monitoring year there were no significant planning applications delivering significant new areas of new green open space. A more fuller assessment of the Stourbridge and Halesowen AAP's will be made in next year's 2015 AMR given that both these AAP's were adopted half way through the monitoring year during October 2013. But as stated above, in any case there were no planning applications delivering significant new green open space during the 1st April 2013 to 31st March 2014 monitoring period.

Open Spaces

| Objective |
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| The open space objective focuses on largely protecting sensitive open space areas within the Borough from inappropriate forms of development. This is imperative where the open space is an important component of local distinctiveness and visual amenity, where it provides a facility for outdoor sport and recreation, or where it is an area of proven interest for nature conservation and landscape value. |

Policy LR1 Open Space

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|--|---|
| Local Output Indicator L28 - The percentage of eligible open spaces managed to Green Flag award standard. |  |
|--|---|

Target

5. To ensure that sensitive open space areas and outdoor sports green space areas such as playing fields remain protected from inappropriate development.

Key data

6. 'Saved' UDP Policy LR1 'Open Space' protects open space areas, both within public and private ownership, which are of value for recreation and children's play, local distinctiveness and visual amenity. Policy LR1 also protects open space areas of value for nature conservation. 'Saved' UDP Policy LR5 "Playing Fields" aims to protect playing fields from inappropriate development and encourages the improvement and upgrading of existing playing fields where appropriate. The Policy also stresses the need for replacement playing field facilities in circumstances

where an existing playing field site is being lost to redevelopment.

7. Both policies LR1 and LR5 are consistent with advice set out in the NPPF (2012). 'Saved' UDP (2005) Policy LR6 "Protection of Sport and Recreation Facilities" also protect sports facilities including playing fields and other outdoor sports pitches.
8. The award of a Green Flag is a national benchmark standard for parks and green spaces which attain a high level of quality. Significant efforts are being made through the Liveability Project to target certain sites to meet the required standard. In accordance with NPPF guidance, Dudley's Parks and Green Space Strategy (adopted June 2009) assesses the existing quantity, the current quality, public accessibility level and distribution of the borough's parks and green spaces. During the monitoring period 1st April 2013 to 31st March 2014, there have been no green spaces awarded 'Green Flag' status. In total there are currently seven green space areas awarded Green Flag status within the Dudley Borough. These are; **Huntingtree Park** and **The Leasowes Historic Park** in Halesowen, **Netherton Park** and **Silver Jubilee Park** in Coseley, **Wollescote Park** in Stourbridge and **Wrens Nest National Reserve (NNR)** and **Priory Park** in Dudley. There was an administrative error with last year's Autumn 2013 AMR as it was stated that there were six sites with Green Flag status. This was incorrect information as the figure should have stated 7.
9. It is difficult to monitor the small-scale loss of open space in terms of Policy LR1 as instances of encroachment and change of use of small areas of open space to residential gardens are commonplace and unpublicized. By comparison, development proposals affecting Playing Fields are easier to monitor. For the period 1st April 2013 to 31st March 2014 there have been no granted planning permissions on an existing playing field.
10. Findings from Dudley Council's adopted Parks and Green Space Strategy (Green Space Audit) indicate that there is currently 4.51 hectares of publicly accessible green open space within the Dudley Borough per 1,000 head of population. This is calculated by dividing the total hectares of publicly accessible green open space by the resident Borough population, then multiplying this by 1000. 4.51 hectares is slightly below the Dudley Borough target of 5.08 hectares as set out in the Core Strategy. However, future regeneration growth anticipated to be delivered within the Black Country Regeneration Corridors up to 2026 should have a positive effect on this figure as new sites of open space will be required.

Conclusions and further action

11. As part of future development proposals within the Regeneration Corridors, there may be opportunities to re-open those green spaces which are currently restricted to the public. (Findings from Dudley's Green Space Audit indicate that a significant proportion of open areas currently have restricted public access). This would be achieved through the Council's emerging Development Strategy DPD (when this document is

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adopted during 2016), the Brierley Hill AAP, Stourbridge AAP and Halesowen AAP. During the monitoring year the Brierley Hill AAP, Stourbridge AAP and Halesowen AAPs were all adopted and no significant new proposals have come forward during the monitoring year to open up fully restricted green space areas within Brierley Hill, Stourbridge and Halesowen AAP plan areas. However, a more fuller assessment of the Stourbridge and Halesowen AAP's will be made in next year's 2015 AMR given that both these AAP's were adopted half way through the monitoring year during October 2013. But as stated above, in any case no significant new proposals have come forward during the monitoring year to open up fully restricted green space areas within the above AAP's during the 1st April 2013 to 31st March 2014 monitoring period.

12. 'Saved' UDP policies LR5 "Playing Fields" and LR6 "Protection of Sport and Recreation Facilities" have been effective and successful in protecting existing sites from inappropriate re-development as no outdoor sports facilities or formal recreational green spaces have been lost within the Borough during the monitoring period.

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| L33 - The number of existing outdoor sport and recreational green spaces lost to development |
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Allotments

| Objective |
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| To ensure that existing allotment sites remain protected from inappropriate re-development. |
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UDP Policy LR9 Allotments

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|--|
| Local Output indicator L35 - The number of existing allotment sites which have been lost to re-development. |
|--|



Target

Zero

Key data

13. 'Saved' UDP Policy LR9 'Allotments' aims to protect existing allotment sites from inappropriate development. The Policy confirms that the

development of allotment areas for other uses will not be allowed if a substantial part of the site is in use, or if there is proven demand for allotments in the area. The Policy also supports the establishment of new allotment areas in circumstances where there is proven demand.


Conclusions and future action

14. The Council recognises the importance of existing allotment sites for the benefits of healthy living, promoting healthy diet and their value as an important outdoor recreational resource for the local community. Policy LR9 has been effective and successful in protecting existing allotment sites from inappropriate re-development as no facilities have been lost within the borough during the monitoring period.

Children's Play Areas

| Objective |
|--|
| To ensure that publicly accessible equipped children's play areas remain protected from inappropriate redevelopment. |

UDP (2005) Policies LR3 Children's Play Areas and LR4 Young Persons Informal Recreation

| | |
|--|---|
| Local Output indicator L29 - The number of publicly accessible equipped children's play areas and young people's outdoor recreational facilities which have been lost to re-development. |  |
|--|---|

Target

Zero

Key data

15. 'Saved' UDP policies LR3 "Children's Play Areas" and LR4 "Young Person's Informal Recreation" aim to protect publicly accessible equipped children's play areas and young people's recreational facilities from inappropriate development and where necessary encourages the improvement of existing play areas. Policy LR3 states that where an existing equipped children's play area is lost to redevelopment then it should be replaced to at least the same standard. This policy does not cover equipped children's play area sites located within school play grounds or within the gardens of public houses as these facilities are not accessible to the general public. Policy LR4 confirms that provision of outdoor recreational facilities for young person's will be supported in areas of recognised need.
16. For the period 1st April 2013 to 31st March 2014 there have been no development proposals granted planning approval which have resulted in

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the loss of either an existing publicly accessible equipped children's play area or young person's outdoor recreational facility within the borough.

Green Belt

Local output Indicator L27 - Number of developments which compromise the open nature of the Green Belt.



Target

Zero

Key Data

- 17.** 'Saved' UDP (2005) Policy SO1 aims to protect and enhance the Green Belt in Dudley in line with national planning guidance. There is currently 1,765.93 hectares of land designated as Green Belt in Dudley Borough. The criteria to enable monitoring of this indicator is any scheme of 5 or more dwellings or any non-residential scheme of 500 square metres or over as this scale of development could compromise the open nature of the Green Belt.
- 18.** 'Saved' UDP policies SO2 (Linear Open Space) and SO3 (Access and Enhancement of Green Belt and Linear Open Space) are captured as part of the monitoring for Core Strategy Policy ENV1 (Nature Conservation). This policy focuses on green linear open space corridors/ wildlife corridors and Core Strategy Policy ENV6 (Open Space, Sport and Recreation) protects the greenway network/ green corridors and improves public access to them.
- 19.** For the period 1st April 2013 to 31st March 2014 there have been no development proposals (of the type referred to above) granted planning approval within the Green Belt.

Conclusions and further action

- 20.** These policies are working effectively as there have been no inappropriate development proposals approved planning permission within the Green Belt or loss of any existing green open space corridors as a result of a major development proposal during the above monitoring period.

Major Sports Facilities

Objective

To ensure that major sports facilities remain protected from inappropriate re-development.

UDP Policy LR7 Major Sports Facilities

Local Output indicator L34- The number of major sports facilities which have been lost to re-development.



Target

Zero

Key data

21. 'Saved' UDP Policy LR7 'Major Sports Facilities' aims to protect major sports facilities (sites with unrestricted public access and private sites with restricted public access) from inappropriate development. It includes major sports facilities that accommodate teams and clubs which operate at a regional and national level such as football grounds/ stadia. Policy LR7 emphasises that in circumstances where a major sports facility site is lost to re-development, then the lost facility should be reinstated should there be demand for it.

Conclusions and future action



22. The Council recognises the value and importance of recreational facilities for the borough. 'Saved' UDP Policies LR3, LR4 and LR7 have been effective and successful in protecting existing sites from inappropriate re-development as no facilities have been lost during the monitoring period.

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8.6 Renewable Energy and Air Quality

Objective

Facing up to climate change and promoting sustainable development are key principles which underpin the Vision. Robust, locally specific policies on Flood Risk, Sustainable Drainage Systems and Urban Heat Island are required to help deliver Spatial Objectives 3, 4 and 6.

| | |
|--|---|
| Local Output Indicator ENV7-Proportion of eligible developments delivering measures sufficient to offset at least 10% of estimated residual energy demand. |  |
| Core Output Indicator ENV7- Renewable Energy Generation. |  |

1. New development should contribute towards the reduction of carbon emissions and there will be requirement for all new homes to be designed to be as environmentally sustainable as possible by reducing carbon emissions. The objective of Core Strategy Policy ENV7 is to reduce the amount of energy being generated from finite sources. The policy requires 10% of the energy to be provided by the renewable sources in the residential developments over 10 dwellings and in commercial buildings over 1000 square metres.
2. All the major planning applications completed in this monitoring year and which would have had to fulfil the requirements of this requirements of this policy were decided upon before the adoption of the Black Country Core Strategy. However, since the adoption of the Core Strategy the Council ensures that all the major planning applications are encouraged and required to fulfil the requirements of Policy ENV7.
3. Since the adoption of the Core Strategy the quality of the Energy or Sustainability Statements has improved significantly. Dudley Council also has agreed a standard condition for the inclusion of the requirements of Policy ENV7. Evidence needs to show that viability of certain projects prohibit the delivery of the renewable energy as required by the policy.
4. In this monitoring year 33 major applications were assessed for the requirements of Policy ENV7. Only four applications were conditioned to fulfil the requirements of Policy ENV7. Some of the planning applications mentioned sustainability and use of renewable sources, but did not specifically highlight the 10% requirement. This could be due to the fact that there is not enough guidance available to the applicants and development control officers as to how to apply Policy ENV7.

5. It is envisaged that in the next monitoring year the requirements for Policy ENV7 will be discussed at the beginning of the application process and all major applications will be conditioned to fulfil the requirements of the policy.


Going Forward

6. The Council is preparing a SPD entitled Renewable Energy which will have detailed guidance on how to meet the requirements of Policy ENV7 and what techniques can be used to generate renewable energy.

ENV8-Air Quality

| Objective |
|---|
| Promoting healthy living is a key element of the Sustainable Communities direction of change which underpins the Vision. Reducing exposure to poor air quality will improve the health and quality of life of the population, and support Spatial Objectives 3, 6, 7 and 8. |

7. The objective of Policy ENV8 is to protect and enhance the air quality in the Borough. The whole of the borough is designated as an Air Quality Management Area (AQMA) for nitrogen dioxide (NO₂). The main cause of this pollutant is road traffic and the problems of congestion associated with an urban area, but the levels can often be increased by developments close to the carriageway that may have an effect of trapping air and thus preventing normal dispersion of NO₂. Dudley Council adopted an Air Quality Action Plan (AQAP) in September 2011. This sets out the policy for improving the Air Quality and contains targets and indicators.

| | |
|--|---|
| Local Output Indicator-ENV8- Proportion of planning permissions granted in accordance with Air Quality/Environmental Protection Section's recommendations. |  |
|--|---|

8. Environmental Protection (EP) made comments to 20 planning applications. 9 planning applications were approved following relevant condition as suggested by EP. 6 of the planning applications did not contain any adverse comments in terms of air quality. 1 planning application was refused. The applicant appealed against the Council decision and subsequently withdrew the appeal.
9. The Council has ensured that no new development proposals have taken place within the borough during the monitoring period which is contrary to the advice of the Environmental Protection on air quality and other issues. The Environmental Protection Team ensures that new developments comply with the targets and indicators set out in the Council's Adopted AQAP.

- 10.** In addition to this, the Core Strategy has proposed monitoring through Significant Effect Indicator the impact of highway improvements on air quality.

| Monitoring Station | Type of Monitoring Station | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | Trend in concentration 2008-2013 |
|--------------------|----------------------------|------|------|------|------|------|------|----------------------------------|
| Central Dudley | Urban Background | 27.9 | 27.2 | 30.0 | 24.7 | 25.8 | 25.8 | 8% reduction in concentration |
| Colley Gate | Roadside | 41.3 | 40.2 | 44.2 | 39.2 | 41.4 | 38.6 | 6% reduction in concentration |

- 11.** As evident from the table the concentrations of nitrogen dioxide and particulate matter have been falling since 2008. This is in line with the requirements of the Core Strategy which seeks to reduce the concentration of nitrogen dioxide and particulate matter. The Council will continue to monitor these significant effects indicator and will put measures in place to ensure that the Core Strategy targets are being met.
- 12.** The West Midlands Low Emissions Strategy was endorsed in early 2014. Following on from that the four Black Country authorities are in a process of producing a Joint Black Country Air Quality SPD which is anticipated to be adopted in late 2015.

9

Waste



Chapter 9 - Waste

Objective

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

The Black Country will have zero waste growth and “equivalent self-sufficiency” in managing waste and will have an increased variety of waste management facilities that will enable the management of a wider range of wastes locally, move waste up the waste hierarchy and address waste as a valuable resource.

Existing waste management capacity will also be protected against needless loss to other uses.

Black Country Core Strategy (BCCS) Policies

1. Following adoption of the BCCS in February 2011, any remaining waste policies in Dudley Council’s adopted 2005 Unitary Development Plan (UDP) have been superseded by the following BCCS Policies:
 - WM1 Sustainable Waste and Resource Management
 - WM2 Protecting and Enhancing Existing Waste Management Capacity
 - WM3 Strategic Waste Management Proposals
 - WM4 Locational Considerations for New Waste Management Facilities
 - WM5 Resource Management and New Development

BCCS Policy WM1 Sustainable Waste and Resource Management

Local Output Indicator WM1a

Diversion of waste from landfill: Percentage of Local Authority Collected Waste, LACW, diversion away from landfill (LACW previously known as ‘municipal waste’)



2. The table below identifies how Local Authority Collected Waste has been managed in Dudley borough over the period 2009/10 to 2013/14 (monitoring years being 1st April to 31st March):

**Local Authority Collected Waste (LACW)
Management in Dudley 2009/10 to 2013/14**

| Monitoring Year | Waste Managed by Method (tonnes) | | | | Total LACW Managed |
|-----------------|----------------------------------|---|--------------------------|---------------------|--------------------|
| | Landfill | Incineration with Energy Recovery (EfW) | Incineration without EfW | Recycled/ Composted | |
| 2009/10 | 21,785 | 78,316 | 21 | 44,460 | 144,582 |
| 2010/11 | 14,366 | 74,364 | 21 | 44,992 | 133,743 |
| 2011/12 | 12,022 | 74,121 | 22 | 45,717 | 131,882 |
| 2012/13 | 7,718 | 80,132 | 3 | 44,838 | 132,692 |
| 2013/14 | 7,985 | 80,547 | 3 | 47,508 | 136,043 |

Source: 2009/10 - 2011/12: Defra Municipal Waste/Local Authority Collected Waste Statistics by Local Authority

Source (2012/13 and 2013/14): Gov.Uk ENV18 Local Authority Collected Waste - Annual Results Tables – available at:

<https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

3. The table below shows the BCCS LACW landfill diversion targets for Dudley Borough and the Black Country, against that so far achieved (2012-13 and 2013-14 achieved diversion rates being calculated from the above LACW Management table):

| BCCS Landfill Diversion Targets – Percentage of LACW to be diverted from Landfill | | | Achieved Diversion Rates - Diversion of LACW from Landfill (2012-13 and 2013-14 percentages derived from the above LACW Management table) | |
|---|----------------|---------------|---|----------------|
| Baseline Period | Dudley Borough | Black Country | Monitoring Year | Dudley Borough |
| 2006-07 | 88.3% | 67.8% | 2007-08 | 84.1% |
| 2010-11 | 90.4% | 74.0% | 2010-11 | 89.2% |
| 2025-26 | 90.9% | 84.0% | 2011-12 | 90.9% |
| - | - | - | 2012-13 | 94.2% |
| - | - | - | 2013-14 | 94.1% |
| NB: 2026 is the end of the BCCS plan period | | | Source (2007/08 – 2011/12): Defra LACW Statistics - Local Authority Data | |

Notes:

- The term 'landfill diversion' means managing waste in alternative ways to landfilling – i.e. by preparing waste for re-use, recycling, composting or energy recovery.
- The BCCS targets relate to the waste that is collected and managed by the Black Country Authorities. This waste stream, referred to in the BCCS as "municipal waste," is now called Local Authority Collected Waste (LACW).
- These BCCS targets are as set out in BCCS Table 15 (Policy WM1) and BCCS Appendix 6, Table WM1d.

4. The first above table demonstrates that while the total quantity of Local Authority Collected Waste (LACW) has increased by some 3,350 tonnes

since the 2012/13 monitoring year, the amount of LACW disposed of to landfill (7,985 tonnes) remains at a low level compared to the significantly higher figures for 2011/12 (12,022 tonnes) and earlier.

5. This achievement contributes towards the BCCS Policy WM1 requirement to reduce the quantities of waste that are disposed of to landfill sites and thereby reducing reliance on landfill and moving the management of waste up the 'waste hierarchy' by such waste management types as recovery, recycling and composting. Moving the management of waste further up the waste hierarchy is also a requirement of the Government's National Planning Policy for Waste (October 2014).
6. It can further be seen from the first above table that a majority of the 3,350 tonnes increase in 2013/14 was managed by it being recycled/composted – this being preferable in waste hierarchy terms.
7. The second above table demonstrates that the 2010-11 BCCS landfill diversion target for Dudley was all but matched in that monitoring year, attained in 2011-12, and that as per the last monitoring year, it has now in 2013-14 been comfortably exceeded. It can also be seen that Dudley's performance during 2013-14 similarly exceeds the 2025-26 target set for the Borough at the end of the Core Strategy's plan period.
8. Dudley's successfully high landfill diversion rate compared to the Black Country as a whole can in part be attributed to it (like Wolverhampton) having an energy from waste (EfW) recovery plant at its Lister Road, Dudley, depot.

BCCS Policy WM2 Protecting and Enhancing Existing Waste Management Capacity

Local Output Indicator WM2a

Percentage protection of capacity of existing/proposed strategic waste management sites, by waste planning authority.



9. 'Protection' in the above sense is defined as no net loss of waste management capacity at strategic sites identified in the Core Strategy – this being as regards existing sites subject to BCCS Policy WM2 and listed in Appendix 6, and proposals under BCCS Policy WM3 Strategic Waste Management Proposals Table 17.
10. BCCS Appendix 6 Table WM2a Existing Strategic Waste Management Sites in Dudley identifies a total of 10 waste management facilities in the Borough that are considered strategic in nature – these being referenced as sites WSD1 through to WSD10 and being in existence as at the BCCS waste monitoring baseline date of 1 April 2009.
11. There has been no change to these 10 BCCS identified strategic waste management facilities in planning terms during the 2014 monitoring period

Chapter 9 - Waste

(1 April 2013 to 31 March 2014). It should be noted however that 2 of these facilities have each at some point been acquired by other businesses and now operate under differing names to as set out in BCCS Appendix 6 Table WM2a – these being:

- E Coley Steel (ref WSD1) is now operating as Sims Group UK;
- Midlands Recycling hub – Overton Recycling (ref WSD7) is now operating as Environcon.

12. As reported in Dudley Council's 2013 Authority's Monitoring Report, 3 further strategic waste management facilities now exist in addition to those set out in BCCS Appendix 6 Table WM2a, and are set out in the table below:

**Strategic Waste Sites in Dudley Borough –
Changes to Operational Capacity of sites 2009/10 – 2013/14**

| Monitoring Year that facility came forward | Waste Management Facility | Capacity Gained (Tonnes per Annum - TPA) |
|--|---|--|
| 2009 - 10 | 10 existing facilities as per BCCS Appendix 6 Table WM2a references WSD1 to WSD10 | - |
| 2010-11 | Blowers Green Recycling Depot (Dudley Council) – transfer station for municipal waste | 41,100 |
| 2011-12 | No new facilities | 0 |
| 2012-13 | Ketley Quarry, Kingswinford - Recycling facility for construction, demolition and excavation wastes (CD&EW) | 100,000 |
| 2012-13 | Lister Road Depot, Dudley (Dudley Council) - transfer station for municipal green waste | 25,500 |
| 2013-14 | No new facilities | 0 |
| Totals | | Gain of 166,600 tonnes per annum |

Source: Dudley Council "strategic sites" monitoring (using information submitted with planning applications)

13. The above table shows that although no additional strategic waste management facilities came forward during the 2014 monitoring period, there has been an overall increase of 166,600 tpa (tonnes per annum) of strategic waste management operational capacity in Dudley Borough since the BCCS waste monitoring baseline date of 1 April 2009.

Local Output Indicator WM2b

Percentage of applications affecting existing waste management sites that comply with BCCS Policy WM2 (nb: This indicator is not included in the BCCS)



14. This is a new indicator that was first introduced in the 2011-12 monitoring year to monitor impacts on existing waste management infrastructure from new development proposals.
15. No planning permissions were submitted to or granted permission by Dudley Council in the 2013-14 monitoring year that could be considered detrimental to the ongoing operations and or operational capacity of Dudley borough's existing strategic waste management facilities – these being the 10 sites as identified in BCCS Appendix 6 Table WM2a Existing Strategic Waste Management Sites, plus the 3 more recent sites identified in the above table (as to changes to operational capacity of sites).
16. This demonstrates that, should developments for other land uses have been proposed at or close to Dudley borough's existing strategic waste management facilities (including at an initial pre-application discussion stage), BCCS Policy WM2 has successfully been applied in terms of safeguarding existing strategic waste management sites.

BCCS Policy WM3 Strategic Waste Management Proposals

Local Output Indicator WM3a

Percentage and capacity of strategic waste management infrastructure proposals in BCCS Policy WM3 Table 17 implemented by 2026, by authority.



17. BCCS Policy WM3 Table 17 identifies 11 waste management infrastructure proposals expected to be delivered in the Black Country between 2009/10 and 2025/26 – where known, broad locations for these proposals (ref WP1 to WP7) are shown on the BCCS Waste Key Diagram.
18. Dudley Council's Blowers Green Recycling Depot (a transfer station managing municipal waste with an annual throughput capacity of 41,100 tonnes per annum) was identified in the 2010-11 monitoring year. This satisfied the BCCS Policy WM3 Table 17 requirement for a 'satellite depot/bulking facility' within Dudley Borough.
19. The BCCS Policy WM3 Table 17 requirement for an 'additional HWRC' (household waste recycling centre) in the north of Dudley Borough remains to be satisfied. However and significantly, it should be noted that Table 17's 'timescale for delivery' for this facility (2020/21) affords Dudley Council flexibility in this regard.
20. The position is clearer this year as regards Oak Farm Clay Pit near Kingswinford (BCCS Policy WM3 Table 17 site reference WP4). This previously mothballed site was acquired in 2013 by Himley Environmental Ltd, who has since been preparing the site in readiness for brick clay extraction and disposal of waste to landfill. Again, Policy WM3 Table 17 affords timescale flexibility in stating that the landfill operation should be delivered/operating by 2026.

| | |
|--|---|
| Local Output Indicator WM3b Percentage and capacity of new waste management facilities contributing towards the residual requirements in BCCS Policy WM3, Table 18 implemented by 2026, by waste stream and by authority. |  |
|--|---|

21. Table 18 of BCCS Policy WM3 identifies the residual waste capacity requirements that need to be delivered in the Black Country by 2026.
22. The residual requirements are those that remain, once the capacity to be delivered through the specific projects identified in BCCS Table 17 (proposed locations for new strategic waste management infrastructure) is subtracted from the overall waste capacity requirements identified in BCCS Table 16 (indicative new waste capacity requirements).
23. These residual requirements constitute the minimum additional capacity required in terms of new waste management facilities in order for the Black Country to meet its needs. It should be noted therefore that waste proposals exceeding these residual requirements can still be considered, subject to other planning policy including BCCS Policy WM4 Locational Considerations for New Waste Management Facilities.
24. BCCS Policy WM3 Table 18 was updated in 2011/12 for monitoring purposes to show how the BCCS residual waste capacity requirements had changed as a result of new developments and closures during the three monitoring years 2009/10 to 2011/12 - i.e. to reflect changes made since the 1 April 2009 baseline date upon which data in BCCS Waste chapter Tables 16, 17 and 18 was based:

BCCS Table 18 – Updated Residential Waste Capacity Requirements in the Black Country 2012/13 – 2025/26

| Authority | LACW Diversion Capacity (TPA) | Commercial Non-Metal Waste Diversion Capacity (TPA) | CD&EW Capacity (TPA) | Hazardous Waste Treatment (TPA) | Commercial Transfer Capacity (TPA) |
|----------------------------|--|---|-------------------------------|---|------------------------------------|
| Dudley | To be determined through LACW Strategies. Possible need for material recovery facilities and organic/ composting facilities. | 125,000 | Unable to quantify at present | Temporary “hub” sites for managing contaminated soils in appropriate locations in the growth network as appropriate | 35,000 |
| Sandwell | | 124,000 | Unable to quantify at present | | <50,000 |
| Walsall | | 149,200 | Unable to quantify at present | | 10,000 |
| Wolverhampton | | 115,000 | Unable to quantify at present | | -25,000 |
| Black Country Total | 124,000 TPA (Re-use/ | 513,200 | At least 1 CD&EW | See above | <70,000 |

| | | | | | |
|--|---|--|--|--|--|
| | Recycling) 84,000 TPA (Organic Treatment / Composting) TOTAL = 208,000 TPA | | recycling facility/ urban quarry | | |
|--|---|--|--|--|--|

Source: Black Country Authorities waste management application monitoring

25. When compared to the original Table 18 in the BCCS (page 168), it can be seen that Dudley Borough's position remained essentially unchanged.
26. As earlier identified above in the 'Strategic Waste Sites – Changes to Operational Capacity' table under BCCS Policy WM2 Local Output Indicator WM2a, it can be seen that an additional 166,600 tpa (tonnes per annum) of capacity has come forward within Dudley Borough (as 3 additional strategic waste management sites) as compared to that existing at the BCCS waste monitoring baseline date of 1 April 2009:

**Additional Operational Capacity – New Strategic Waste Sites in Dudley Borough
(1 April 2009 to 31 March 2014)**

| Waste Management Facility | Type of Facility | Capacity Gained (tonnes per annum - tpa) |
|--|---|--|
| Blowers Green Recycling Depot (Dudley Council) | Transfer station for municipal waste | 41,100 |
| Ketley Quarry, Kingswinford | Recycling facility for construction, demolition and excavation wastes (CD&EW) | 100,000 |
| Lister Road Depot, Dudley (Dudley Council) | Transfer station for municipal green waste | 25,500 |
| Totals | - | 166,600 tonnes per annum |

Source: Dudley Council "strategic sites" monitoring (using information submitted with planning applications)

27. Although the above 3 strategic waste facilities became operational prior to the current 2014 monitoring year, it can be seen that they each contribute to the residual capacity gap requirements identified in the Updated BCCS Table 18 set out above for LACW (local authority collected waste) and CD&EW (construction, demolition and excavation waste).
28. Accepting that no strategic waste management facilities came forward during the 2014 monitoring period, some smaller / non-strategic waste management proposals gained planning permission during the 2014 monitoring year:

Additional Capacity with Planning Permission – Non-Strategic Waste Sites in Dudley Borough (1 April 2013 to 31 March 2014)

| Waste Management Facility | Type of Facility | Capacity Gained (tonnes per annum) |
|---------------------------|------------------|------------------------------------|
|---------------------------|------------------|------------------------------------|

| | | - tpa) |
|---|---|-----------------------------------|
| Chemviron Carbon, Foxyards, Bean Road, Tipton | Recycling facility for spent carbon used in filtration processes | 20,000 |
| Unit 3, Conyers Trading Estate, Station Drive, Lye, Stourbridge | Waste transfer station for Commercial and Industrial (C&I) wastes | 10,000 |
| M & A Doocey Ltd, Oak Lane, Kingswinford | Recycles CD&EW wastes for use in producing ready-mix concrete | Circa 900 tonnes during late 2013 |

Source: Dudley Council "strategic sites" monitoring (using information submitted with planning applications)

29. The above identified smaller / non-strategic waste facilities that gained planning permission during the 2014 monitoring year will contribute towards meeting the BCCS Policy WM3 identified residual capacity gap requirements.

BCCS Policy WM4 Locational Considerations for New Waste Management Facilities

Local Output Indicator WM4

Percentage of waste management development applications approved that meet BCCS Policy WM4 locational requirements by waste planning authority.



30. BCCS Policy WM4 sets out general locational requirements for enclosed facilities and open air facilities. Enclosed facilities are expected to be located in the retained employment areas identified in the BCCS - which are mostly to be found within the "growth network" of regeneration corridors.
31. Whereas many types of enclosed waste management operation are considered suitable in any employment area, some are only acceptable in Local Quality Employment areas as they may not be compatible with the uses expected to be found in Existing or Potential High Quality Employment areas (see also BCCS Policies EMP2 and EMP3).
32. Policy WM4 also identifies that certain operations such as landfilling and open windrow composting will normally require an open site, and may have to be located in the Green Belt rather than in the urban area.
33. A review of waste management planning applications during the 2013-14 monitoring year indicates that 3 applications were approved and a further 3 were refused.
34. The 3 applications approved by Dudley Council were each appraised and considered compliant with the various locational guidance set out in BCCS Policy WM4 such as re-using previously developed land, compatibility with

neighbouring land uses, supporting economic growth, and addressing impacts on the transport network. These 3 approvals are those 3 non-strategic waste facilities identified in the above table for Local Output Indicator WM3b (i.e. Chemviron Carbon, Unit 3 Conyers Trading Estate, and M & A Doocey Ltd).

35. Monitoring of these 2013-14 approved waste management applications identifies that they were all as regards sites located within the BCCS 'growth network' of regeneration corridors – thus satisfying an additional BCCS Policy WM4 assessment criterion.
36. The 3 refused waste management planning applications were refused for varying reasons including in terms of compatibility with / impact upon neighbouring uses and impact on environmental infrastructure – both of these factors being amongst the 'assessment criteria for new waste management facilities' set out under BCCS Policy WM4, and thus demonstrating the successful application of this Policy.

BCCS Policy WM5 Resource Management and New Development

Local Output Indicator WM5a

Percentage of major planning applications granted which address BCCS Policy WM5 requirements (e.g. provision of supporting information on resource management).



37. BCCS Policy WM5 requires planning applications for "major" development to provide information on how waste generated by the development will be managed. This includes not only waste generated by the demolition, excavation and construction process, but also waste that will be generated by the proposed development once it is completed and in use.
38. It is not possible to monitor this at present, because the Black Country Authorities do not currently have planning application systems in place that can capture information on compliance with the BCCS policy requirements.
39. In the absence of any evidence to the contrary, it is assumed that the BCCS policy requirements are being applied by the Black Country Authorities and are being complied with.
40. The Black Country Authorities will consider whether it is feasible to collect information on compliance with the policy in future years, but this will depend on having the resources and the systems in place to capture the relevant data.



10

Minerals



Chapter 10 – Minerals

Objective

Safeguard and make the most sustainable use of the Black Country's mineral resources including primary, secondary and recycled materials, without compromising environmental quality.

1. Potentially valuable mineral resources and mineral-related infrastructure will be safeguarded against needless sterilisation or loss. The Black Country will also minimise waste of mineral resources, maximise use of alternatives, and continue to produce a steady supply of minerals and mineral products to support the local economy and provide the raw materials needed to support regeneration within the growth network.

Black Country Core Strategy (BCCS) Policies

2. Following adoption of the BCCS in February 2011, any remaining minerals policies in Dudley Council's adopted 2005 Unitary Development Plan (UDP) have been superseded by the following BCCS Policies:
 - MIN1 Managing and Safeguarding Mineral Resources
 - MIN2 Production of Aggregate Minerals
 - MIN3 Maintaining Supplies of Brick Clay
 - MIN4 Exploitation of Other Mineral Resources
 - MIN5 New Proposals for Mineral Development

BCCS Policy MIN1 Managing and Safeguarding Mineral Resources

Local Output Indicator MIN1a

Percentage of non-mineral development proposals approved within the Mineral Safeguarding Area (MSA) shown on the BCCS Key Diagram (and falling within the Policy MIN1 site area thresholds of 0.5ha and over in the Green Belt and 5ha and over elsewhere) which do not needlessly sterilise mineral resources.



3. Although there were a number of planning approvals on sites meeting the Policy MIN1 site area threshold of 5 ha and above outside of the Green Belt, these approvals could be disregarded in terms of this monitoring indicator since they were such as:
 - Small scale developments within a larger already developed site area;
 - To vary a planning condition on an already granted planning permission / development;
 - A reserved matters approval subsequent to an outline permission - at which earlier stage the Policy MIN1 requirement to not needlessly sterilise mineral resources would normally have been addressed.

4. During the 2014 monitoring year therefore, no qualifying planning applications for non-mineral development have been approved in Dudley Borough on sites falling within the Policy MIN1 site area thresholds (0.5ha and over in the Green Belt and 5 ha and over elsewhere).

Local Output Indicator MIN1b

Safeguarding of key mineral infrastructure sites identified on the BCCS Minerals Key Diagram (N.B. This was a new indicator introduced for the 2012 monitoring year – it is therefore not included in the adopted 2011 BCCS)



5. BCCS Appendix 7 Table MIN1 identifies there to be a total of 10 mineral infrastructure sites located within the Black Country, of which 1 is within Dudley Borough – Table MIN1 site reference MI4 potential rail freight site at Tansey Green, Kingswinford.
6. This Tansey Green, Kingswinford site has remained unchanged and unaffected by development during the 2014 monitoring year – there being no planning applications regarding this site submitted to or approved by Dudley Council over the period 1 April 2013 to 31 March 2014.

BCCS Policy MIN2 Production of Aggregate Minerals

Local Output Indicator MIN2a

Supply of Primary Land Won Aggregates – sand and gravel sales and landbanks in the former West Midlands County.



7. Information on sand and gravel production is not available, so annual sales data is used as a “proxy” indicator.
8. There is only one site in the Black Country producing quarried sand and gravel – this being at Branton Hill Quarry in Walsall.
9. It should also be noted that there are no sand and gravel quarry sites or areas of search within Dudley Borough.
10. Given the above, there is no requirement placed on Dudley borough to produce and supply primary land won aggregates, and thus there are no performance issues for Dudley borough as regards Local Output Indicator MIN2a.

Local Output Indicator MIN2b

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



11. It currently remains for data to be collated and assessed in order to identify any net change in capacity regarding the production of secondary and

recycled aggregates at the several various fixed CD&EW (construction, demolition and excavation waste) recycling sites across the Black Country.

12. However and in Dudley borough's terms - and informed by Dudley Council's monitoring returns to the West Midlands Aggregates Working Party (WM AWP) by calendar year and most recently for 2013:
 - 4 separate fixed CD&EW sites/operators produced secondary or recycled aggregates in 2013 as compared to only 2 in the previous year;
 - The total quantity of secondary or recycled aggregates produced at these fixed CD&EW sites increased from 54,500 tonnes in 2012 to 86,000 tonnes for 2013;
 - It should be noted that one of the 2013 sites/operations was a temporary operation that has now ceased, and accounted for 30,000 tonnes of the total 2013 production – were this temporary operation discounted, it can nevertheless be seen that there would remain an increase in operators and tonnages produced from 2012 to 2013.
13. More on Aggregate Working Parties can be found on the Government's website at: <https://www.gov.uk/government/policies/improving-the-energy-efficiency-of-buildings-and-using-planning-to-protect-the-environment/supporting-pages/aggregate-working-parties>
14. Using recent-most available figures therefore, the above demonstrates that although there is currently some uncertainty at the Black Country level, Dudley has retained and expanded upon the secondary and recycled aggregates production capacity that previously existed.

Local Output Indicator MIN2

Percentage of permissions for non-mineral related development in Areas of Search for sand and gravel extraction.





15. Within the Black Country, only Walsall borough has any sand and gravel quarry sites or areas of search for these aggregates – there being no such sites or areas of search within Dudley Borough.
16. Given that the BCCS identifies no areas of search for aggregates within Dudley borough (BCCS Policy MIN2 Production of Aggregate Minerals refers), it follows that there are no performance issues for Dudley borough as regards Local Output Indicator MIN2.

BCCS Policy MIN3 Maintaining Supplies of Brick Clay

Local Output Indicator MIN3a

Percentage of Black Country brick and tile works with a stock of permitted reserves of Etruria Marl and Fireclay sufficient to:

| | |
|---|--|
| <ul style="list-style-type: none"> • Provide a supply to 2026 (i.e. the end of the BCCS plan period); • Provide a 25-year supply (this additional sub-indicator reflecting the requirements in the Government's National Planning Policy Framework (NPPF)). |   |
|---|--|

17. The BCCS identifies 3 brick works that are in or adjacent to the Kingswinford area of Dudley Borough and are (or were) reliant on its Etruria Marl brick clay quarries – these brick works being Dreadnought, Stourbridge and Sedgley works.

18. It should be noted that:

- Hinton Perry and Davenhill's Dreadnought Works remains operational and is supplied from its nearby Ketley Quarry in Kingswinford along with other clays imported from further afield (the latter in order to achieve the necessary mix of clay for production purposes).
- Ibstock announced the permanent closure of all departments of its Stourbridge Works at the end of August 2012. Ibstock updated Dudley Council planning services in January 2014 that de-commissioning is ongoing, after which it is intended to demolish the buildings on site.
- Stourbridge Works was largely supplied clay from the adjacent Himley Quarry – although a relatively small amount of clay is still extracted at this quarry, it is now largely operated by Cory Environmental Ltd as a waste landfill site.
- Wienerberger Ltd's Sedgley Works was located in South Staffordshire but supplied by Oak Farm Clay Pit in Kingswinford. Having been mothballed for some time, Dudley's 2012 AMR reported that Sedgley Works was then permanently closed (and had planning permission for non-minerals redevelopment).
- Under Wienerberger Ltd, Oak Farm Clay Pit quarry had been mothballed for several years, and was subsequently acquired by Himley Environmental Ltd during early 2013. By the end of the 2014 monitoring year (31 March 2014) Himley Environmental Ltd had not recommenced full scale quarrying operations, but was preparing the site in readiness for brick clay extraction and disposal of waste to landfill at those areas of the quarry where brick clay and any other viable minerals have been fully extracted (landfill being the precursor to the site's eventual final restoration).

19. Regarding Dreadnought Works (i.e. the 1 remaining operational brick works in Dudley borough) Hinton Perry and Davenhill have provided information setting out that at current rates of production and use, Dreadnought Works can continue to be supplied Etruria Marl brick clay from its associated Ketley Quarry for a further 16.6 years from 31 March 2014.

20. This is on the basis that, as currently, the Ketley Quarry brick clay continues to be supplemented by the use of additional clay from further afield (currently from within South Staffordshire, from where Hinton Perry and Davenhill identify a good availability of the required clay) – it being necessary to use a mix of clays in order to achieve the balance of properties required for making Dreadnought's products.
21. It can be seen therefore that Hinton Perry and Davenhill's Dreadnought Works benefits from a secure supply of Etruria Marl brick clay up to and beyond the BCCS plan period to 2026.
22. However and under its current arrangements, Dreadnought Works does not enjoy a 25 year supply of brick clay (as required by the NPPF) as at 31 March 2014.

Local Output Indicator MIN3b

Percentage of permissions for non-mineral related development in Areas of Search for brick clay (Etruria Marl and Fireclay) extraction.



23. Four Areas of Search for brick clay are identified under BCCS Policy MIN3 – of which two are in Dudley Borough:
 - Himley/ Oak Farm – Etruria Marl (Dudley) – ref MA3
 - Ketley – Etruria Marl (Dudley) – ref MA4
24. One proposal gained planning permission (21 January 2014) within the Himley/Oak Farm Area of Search for change of use from a waste transfer station to a cement bound material manufacturing plant (M & A Doocey Ltd, Oak Lane). However, this proposal did not involve significant built development and maintained the openness of the existing site – and thereby not affecting any future potential for brick clay extraction.
25. Therefore and over the 2014 monitoring period from 1 April 2013 to 31 March 2014, no permissions have been granted within Dudley Borough for non-mineral development that would compromise working at an existing quarry or within any of the BCCS Areas of Search.

BCCS Policy MIN4 Exploitation of Other Mineral Resources

Local Output Indicator MIN4

Percentage 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 Exploitation of Other Mineral Resources.



Chapter 10 - Minerals

26. The BCCS identifies no areas for working of coal, coal bed methane or natural building stone within Dudley Borough.
27. No applications for opencast coal working, coalbed methane exploration or exploitation, or extraction of building stone have been received within Dudley Borough as regards the 2014 monitoring period.
28. On this basis there is no cause for concern from Dudley's perspective as regards Local Output Indicator MIN4.

BCCS Policy MIN5 New Proposals for Mineral Development

| | |
|--|---|
| Local Output Indicator MIN5 Percentage of applications for mineral related development satisfying the requirements and criteria in Policy MIN5 New Proposals for Mineral Development. |  |
|--|---|



29. No applications for new mineral related development were submitted to Dudley Council during the 2014 monitoring period.
30. There is therefore no cause for concern from Dudley's perspective as regards Local Output Indicator MIN5.



11

Brierley Hill Area Action Plan



Chapter 11 - Brierley Hill Area Action Plan

1. The Brierley Hill Area Action Plan (AAP) was adopted in August 2011. It includes a monitoring framework which measures progress on the development blocks and infrastructure projects detailed within its implementation framework. The results are summarised in the tables below and in the Appendix. As might be expected given that the plan was adopted under poor economic circumstances, little development has yet taken place within Brierley Hill.

Brierley Hill Area Action Plan Monitoring Indicators

2. The monitoring indicators for Brierley Hill relate directly to the following 11 objectives set out in the AAP:
 1. Create a sustainable, cohesive and socially inclusive community by improving accessibility to jobs, shopping, education, health, open space and leisure / recreation facilities and ensuring that Brierley Hill complements its surrounding areas.
 2. Protect and enhance the special role of Brierley Hill High Street in serving its local community.
 3. Deliver a range of types and tenures of new homes to meet the needs of the local community.
 4. Enhance the role of Merry Hill as a primary shopping centre by providing for a major anchor store to help facilitate retail-led regeneration and protecting and enhancing the economic prosperity of the High Street.
 5. Increase the level of economic activity and vibrancy within Brierley Hill by accommodating appropriate office, retail, housing, cultural, educational and leisure facilities.
 6. Create a fully integrated town centre by connecting the Merry Hill Shopping Centre, Brierley Hill High Street and the Waterfront triangle, making it easier for people to travel between these areas on foot, by cycle and by public transport.
 7. Ensure sustainable and high quality design in all development that has full regard to community safety and crime reduction.
 8. Protect and enhance the wildlife, biodiversity and geological value of Brierley Hill by using a green infrastructure approach and enhancing watercourses and the wildlife corridors network to make Brierley Hill more sustainable and climate proof.
 9. To remediate land from contamination through development.
 10. To protect and enhance the locally distinctive character of Brierley Hill, including its historic environment, cultural and built heritage.
 11. Contribute to mitigating the causes and effects of climate change by reducing the need to travel by private vehicle, promoting sustainable travel choices, delivering highest quality development, improving air quality and minimising the use of non-renewable energy sources and waste production.

3. As with many town centres and other areas across the UK, there has been little development within Brierley Hill due to the stagnant nature of the economy and lack of stable investment. However, the Table in the Appendix shows how the Council is still meeting most of the targets in relation to the previous objectives.
4. Some positive points to note from the figures and information from the 2014 monitoring year are; the gap between the percentage of working age population claiming key out of work benefits in Brierley Hill and comparator areas has lowered since the 2013 AMR, and the number of criminal damage crimes per 1000 population has similarly reduced. Additionally, the percentages of A1 retail in the protected shopping areas on the High Street and the Merry Hill Centre have remained above their respective target levels.
5. Although little new development has taken place, significant progress has been made in recent years on attracting funds to support infrastructure improvements which in turn will support future development. The table below sets out progress against projects identified in the Brierley Hill Area Action Plan Implementation Framework. In addition to this, the following projects have been progressed:

West Midlands Hill Local Sustainable Transport Fund Project – Smart Network, Smarter Choices

6. As part of the West Midlands project, which is led by Centro, Dudley MBC have secured funding to implement new walk/cycle facilities in the Quarry Bank area to improve active travel links from the surrounding residential areas into the Brierley Hill and Merry Hill area.
7. The infrastructure improvements have been supported by a range of Smarter Choice interventions, including the development of school and employer travel plans in the Brierley Hill catchment and a variety of marketing and communication activities to encourage sustainable travel alternatives.

Brierley Hill – Better Bus Area Fund Project

8. Funding has been secured from the Department for Transport's Better Bus Area Fund for a range of public transport improvements. Funding includes £5m from the Department for Transport Better Bus Area Fund; £1.3m from Centro's Transforming Bus Travel Partnership fund; and £2.2m from National Express & Rotol. The key elements of the proposal are:
 - a. Highway measures to remove delays and increase reliability for buses in the Brierley Hill area, including a bus lane with bus gate on the Boulevard.
 - b. New pedestrian/cycle crossing facility on the A4036 Pedmore Road.
 - c. New bus stop infrastructure and real time information (RTI) at key locations along strategic routes.

- d. New commercial multi-operator Smartcard (e-purse and bus).
- e. Bespoke marketing and communications campaign.
- f. Workwise support to help 1,090 people into employment.
- g. £2.2.m investment in brand new euro 5 buses.
- h. On Vehicle Displays (Talking Buses) on strategic routes.
- i. Improvements to the bus/rail interchange at Cradley Heath Station to improve rail connectivity to Brierley Hill.

Managing Short Trips Project

- 9. This is a Strategic Economic Plan (SEP) scheme funded via the Local Growth Fund (LGF). This is part of the Black Country package of measures to improve walking and cycling opportunities, focussing on the key growth areas in the Black Country Joint Core Strategy (BCJCS), which includes Brierley Hill centre.
- 10. In Dudley £1.3million has been secured over a three year period, commencing 2015/16 to deliver infrastructure improvements, which will include new links to the National Cycle Network Route 54 which runs through the heart of Brierley Hill.

Metro

- 11. The Council are working with Centro to develop more economically deliverable solutions than Metro to service public transport demand at Brierley Hill.

Cycle Route

- 12. Local Sustainable Transport Fund (LSTF) funded cycle path improvements around Quarry Bank and Saltwells Nature Reserve continued to be installed throughout 2013 and 2014 and are ongoing. The cycle paths form part of a network including the key route from and to Cradley Heath station and the National Cycle Route 54 - via Quarry Bank, Merry Hill, Waterfront and then onwards to Dudley.

Dudley Business Investment Zone






- 13. The Council secured approval in February 2014 for the Dudley Business Investment Zone covering part of the Waterfront at Brierley Hill. The scheme focuses on vacant properties/floorspace within the designated area - whereby a 2-year business rate free period is potentially available to new occupiers in the zone to stimulate the accelerated occupancy of vacant office accommodation at the Waterfront, and to incentivise the development and occupancy of a new phase of office accommodation there.




14. At the Waterfront, there is some 650,000 sq ft of high quality office accommodation, of which approximately 200,000 sq ft is currently vacant. If the eligible vacant floorspace is fully occupied, the overall impact in terms of gross employment potential (direct and indirect) is estimated to be in the order of 1,600 new jobs.

Community First Funding

15. Community First is an England-wide programme, funded by the Office for Civil Society, on behalf of the Government. Starting in 2011, the programme will run for four years and end in March 2015. Two funds of money, worth £80m in total, have been created to help communities come together, become more resilient, and make their local area a better place to live.
16. Brierley Hill ward was selected as one of 600 areas to receive Community First funding over the four year period to March 2015. A total of £67,820 was made available for Brierley Hill as follows – £11,248 in year 1; £16,979 in year 2; £16,975 in year 3; and £22,618 in year 4.
17. More on Community First regarding Brierley Hill can be found at <http://www.brierleyhill.org/community-first-3/> - including that just over £37,100 had been recommended by the Brierley Hill Community First Panel for a wide range of local community projects as at 1st October 2013.

Table 60 Brierley Hill Area Action Plan Implementation Framework

| Project | Commentary on Progress made | |
|---|--|---|
| Report on all Stage 1 Projects: 2009 - 2011 | | |
| Block BR14 'Stourbridge College' (including wildlife network) | Completed and opened in September 2011 |  |
| Block H11 (including wildlife network) | Two applications were submitted in 2008 and 2009. Both were withdrawn in 2009. The site has subsequently been cleared and is currently vacant. No further planning applications have been received. |  |
| PT4, PT5 & PT11 'Brierley Hill Sustainable Access Network' | Completed Autumn 2008 |  |
| High Street Public Realm Works | Dudley Council was not in a position to apply for potential ERDF funding for these works during 2014. However, the Council is now looking to fund the improvement works via the Black Country's Strategic Economic Plan (SEP). |  |
| Affordable Housing | No residential development has been completed or given planning permission of a scale (15 dwellings or more) that would generate provision of affordable housing. |  |

| | | |
|--|---|---|
| | Although developers gained approval for some 180 apartments at Point North, Waterfront West, this approval was achieved under the Government's permitted development rights - whereby Dudley Council were unable to secure affordable housing provision. | |
| Report on those Stage 2 Projects: 2009 - 2016 where progress has been made | | |
| Block BR2a | Services within the Brierley Hill Health Centre relocated into the Brierley Hill Health and Social Care Centre and the property was sold in 2012. Planning permission was approved in April 2014 for the former health centre to be converted for use for religious and community purposes (applicant being Jamia Mosque Rizvia) – This is in accordance with Brierley Hill AAP Policy 4 Development Opportunity Block BR2A which states land use D1 non-residential institutions (which includes places of worship) to be acceptable at this location. |  |
| PT1 - corner treatment to PT17 (in terms of access from and across the A4036 Pedmore Road) | Dudley Council has completed a pedestrian/cycle crossing facility on the A4036 Pedmore Road just north of Nottingham Way. The new owners of the Merry Hill Centre (Intu) are in process of upgrading their pedestrian link to this crossing point. |  |
| Transport infrastructure improvements | <p>Centro secured funding from the Department of Transport's Better Bus Area Fund in order to (with Dudley Council) deliver a range of public transport improvements. Paragraph 8 above ('Brierley Hill - Better Bus Area Fund Project') sets out a number of proposed key improvements, of which:</p> <ul style="list-style-type: none"> • a, b and c have been completed; • e, f and g have been implemented; • and i is currently in progress. |  |

12

Planning Obligations



Chapter 12 - Planning Obligations

Objective

Secure planning obligations on new developments within the Borough to ensure sufficient on and off-site provision of infrastructure to support the developments, mitigate their impacts and contribute towards sustainable development

BCCS Policy DEL1 'Infrastructure Provision'

Local Output Indicator DEL1 – Adoption of Local Development Documents setting out details of the full range of infrastructure to be provided or supported



Target

100% by 2016

1. There is no specific target. The Policy aims to ensure that new developments provide for their direct infrastructure requirements, whether on-site or off-site, in accordance with the Council's adopted Planning Obligations Supplementary Planning Document.

Key Data

Legal Agreements signed

2. A total of 14 Legal Agreements were signed, made up of 13 Section 106 Agreements and 1 Unilateral Undertaking.

Financial Planning Obligations Approved

3. Financial planning obligations totalling £247,980.80 were secured on planning applications approved by the Council. This is broken down into the various types of infrastructure as set out in the table below:

| Infrastructure Type | Amount Approved |
|---------------------------------------|-----------------|
| Affordable Housing | £150,000.00 |
| Footpath and Towpath Improvements | £25,365.72 |
| Historic Interpretation Panel | £5,000.00 |
| Libraries | £2,887.50 |
| Open Space, Sport and Recreation | £28,359.90 |
| Public Realm | £7,421.68 |
| Transport Infrastructure Improvements | £28,946.00 |

4. In the vast majority of cases, the contributions are required to be paid to the Council on commencement of development; therefore there will be a time lag between when the obligations were approved and when the monies are received by the Council.

Financial Planning Obligations Received

5. Financial planning obligations totalling £1,009,451.58 were received, broken down into the areas of infrastructure as set out in the figure below:

| Infrastructure Type | Amount Received |
|---------------------------------------|-----------------|
| Affordable Housing | £432,386.50 |
| Education | £34,398.28 |
| TRO | £20,000.00 |
| Bus Shelter Contribution | £700.00 |
| Highway Contribution | £50,000.00 |
| Libraries | £34,100.34 |
| Nature Conservation | £22,160.27 |
| Open Space, Sport and Recreation | £298,610.36 |
| Public Realm | £71,813.20 |
| Transport Infrastructure Improvements | £45,282.63 |

Financial Planning Obligations Spent

6. Financial planning obligations totalling £354,091.72 were spent, broken down into the areas of infrastructure as set out in the table below:

| Infrastructure Type | Amount Spent |
|---|--------------|
| Affordable Housing | £118,000.00 |
| Air Quality Station Monitoring | £4,265.04 |
| Libraries | £2,700.00 |
| Open Space, Sport and Recreation Construction | £39,380.34 |

| | |
|--|-------------|
| Open Space, Sport and Recreation Maintenance | £163,897.56 |
| Public Art | £223.00 |
| Transport Infrastructure Improvements | £25,625.78 |

Affordable Housing

7. In terms of on-site provision of affordable housing a total of 101 dwellings were built in 2013/14; this equates to 16% of the total number of dwellings completed within the financial year. These Affordable Housing dwellings have been delivered through a combination of S106 Agreements and through other means outside of the S106 process, for example funding from the Homes and Communities Agency.

Conclusions and Further Action

8. This Policy has been effective during the 2013/14 financial year and planning obligations will continue to be monitored.
9. Regulations giving powers to Local Authorities to introduce a Community Infrastructure Levy were introduced in April 2010. The Regulations also embedded into law the tests that a planning obligation must meet; these are essentially a concise version of the previous five tests that are set out within Circular 5/05 'Planning Obligations' as follows:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.
10. As a result of the adopted Black Country Core Strategy, an updated evidence base, and introduction of the Community Infrastructure Regulations, the Planning Obligations SPD has been reviewed during 2011 and a revised document was adopted by the Council on 14th September 2011. Works are also underway to consider the implementation of a Community Infrastructure Levy for Dudley Borough.
11. Following consultation on the Preliminary Draft Charging Schedule in January / February 2013, the Council consulted on a Draft Charging Schedule in March / April 2014. Following comments received as part of the consultation, the Council made amendments to the Draft Charging Schedule and consulted again in July / August 2014. The Council submitted the Charging Schedule to the Planning Inspectorate in September 2014 for independent examination. Adoption of the CIL is anticipated in early 2015.



13





LDS and Duty to Co-Operate






Chapter 13 - The Local Development Scheme (LDS) and Duty to Co-operate

1. This chapter of the Authorities Monitoring Report (AMR) looks at the progress Dudley Council has made in producing the documents that make up the Local Plan during the period April 1 2013 to March 31 2014. Progress is measured against the milestones set out in the Local Development Scheme (LDS).
2. Dudley Council's LDS is updated regularly to reflect the latest timetables of existing documents and include new planning policy documents being produced. It sets out a timetable for the planning documents that Dudley MBC are going to produce over the next three years, what status they have (i.e. whether they are a Development Plan Document (DPD) or a Supplementary Planning Document) and what the key milestones are in their production. Dudley Council's Local Development Scheme is available at www.dudley.gov.uk
3. Dudley MBC has used a rolling timetable for its LDS as a project management tool to reflect changing timescales due to external influences. For the purposes of this monitoring report the most current publicly available LDS timetable has been used.

Table: Progress on the Local Plan

| Document | Progress Made | Targets Met |
|--|---|---|
| Stourbridge Area Action Plan | An Examination in Public was held in May 2013 and was found sound. The Area Action Plan was adopted by Full Council in October 2013. |  |
| Halesowen Area Action Plan | An Examination in Public was held in May 2013 and was found sound. The Area Action Plan was adopted by Full Council in October 2013. |  |
| Development Strategy Development Plan Document | A 'preferred options' document was being prepared ready for consultation in the Summer of 2014. |  |
| Community Infrastructure Levy | A further draft charging schedule was published in January 2014. Work is progressing towards the final publication version in the Summer of 2014. |  |

Chapter 13 – The Local Development Scheme and Duty to Co-operate

| | | |
|---|---|---|
| Dudley Town Centre Area Action Plan | Frontloading consultation took place during the Summer of 2013 which was then followed by an 'Issues and Options' consultation in March 2014. |  |
| Shopfronts SPD | Commenced. Due to publish for consultation early 2015 |  |
| Renewable Energy SPD (formerly Sustainable Buildings) | Commenced. Due to publish for consultation early 2015 |  |

4. During the next year the policy team will maintain progress delivering the LDS and providing a framework on which to base regeneration opportunities. The priorities are to progress the Development Strategy DPD to Preferred Options Stage, progress the Community Infrastructure Levy towards adoption.

Duty to Cooperate

5. The Localism Act was given Royal Assent on 15 November 2011 and introduced a new 'duty to co-operate' when producing the documents above. This duty applies to all local planning authorities, national park authorities and county councils in England – and to a number of other public bodies. The duty:
- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council
 - requires that councils set out planning policies to address such issues
 - requires that councils and public bodies 'engage constructively, actively and on an ongoing basis' to develop strategic policies
 - requires councils to consider joint approaches to plan making.
6. Since the introduction of the Duty to Cooperate and within the monitoring year, Dudley Council has progressed and consulted upon the Borough Development Strategy, Dudley Area Action Plan and the Community Infrastructure Levy.
7. The Borough Development Strategy and the Dudley Area Action Plan are in conformity with the adopted Black Country Core Strategy (2011), a document prepared jointly by Dudley Council with Sandwell Council, Walsall Council and Wolverhampton City Council. Much of the evidence base for these documents is shared with that of the Black Country Core Strategy and was therefore prepared jointly with Sandwell Council, Walsall Council and Wolverhampton City Council and has been available through extensive public consultation.
8. For both of these documents, all the prescribed bodies under Duty to Cooperate have been consulted during their preparation. No significant

issues have so far been raised by any of the prescribed bodies under Duty to Cooperate in the monitoring year. Representations from these bodies have been largely supportive subject to detailed comments which have been considered in the preparation of these documents.

9. At the Regional level the table below summarises the cooperation that has taken place and the actions under this new duty from the 15th November 2011 to the 31st March 2012:

Table: Implementation of the Duty to Cooperate

| Cooperation With | On What | Action/Outcome | Date |
|--|---|---|----------------------------|
| West Midlands Metropolitan Duty to Co-operate Group. (Birmingham CC, Coventry CC, Solihull MBC, Sandwell MBC, Walsall MBC, Wolverhampton CC) | Agreement of the Strategic Policy Framework for the West Midlands Metropolitan Area - maintains commitment to the urban renaissance. | Endorse the approach and regular meetings to discuss and agree Strategic planning issues | Ongoing |
| Cannock Chase SAC Partnership, Natural England, Cannock Chase AONB, Staffordshire CC, Cannock Chase DC, Stafford DC, Lichfield DC, South Staffs DC, East Staffs DC, Walsall BC, Sandwell MBC, Dudley MBC, Birmingham CC) | To investigate the likely impact of housing development on Cannock Chase SAC (Special Area of Conservation), in order to inform the Habitat Regulation Assessment (HRA) process for Local Plan documents and planning applications. | Visitor Survey and Visitor Impacts Mitigation Report now completed. Implications for Dudley and the Black Country yet to be agreed. | On-going Since August 2010 |
| Local Authorities in the Black Country, Birmingham CC, Solihull MBC, Coventry CC, County and District Authorities in Staffordshire, Warwickshire, Worcestershire, Shropshire and Herefordshire. | Employment Land Study across the wider West Midlands regional area to look at demand and supply of significant employment sites. | Joint Study co-ordinated by the West Midlands Council of Local Government (WM CLG) | Feb 2013 onwards |
| | | | |
| | | | |

10. In addition to these specific actions, Officers from the Council meet on a regular basis with local planning authorities, public bodies and others to address specific planning issues.

Community Involvement

Objective

To enable communities within Dudley to participate and contribute to the planning process, both in the preparation of plans and policies and in the consideration of planning applications

Local Output Indicator- L37

The extent to which community involvement undertaken on the preparation of the Local Development Framework is in accordance with the Dudley Statement of Community Involvement



Local output indicator- L38

Assessment of the effectiveness of the community involvement undertaken on planning applications and considerations as to whether it was in accordance with the Dudley Statement of Community Involvement



Targets

11. Community involvement in the preparation of the Local Development Framework and for planning applications has been in accordance with the requirements set out in the Statement of Community Involvement (SCI).

Key data

12. Dudley Council's original SCI was adopted in November 2006 and included a commitment to monitoring its implementation. Requirements within the original SCI have since been adapted to take account of changes that have been made to the planning system through the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and 2009 and the Localism Act. As such, Dudley Council has committed to carrying out a full review of the SCI in its Local Development Scheme with commencement currently scheduled for January 2015. This review will provide an opportunity for Dudley Council to further consider and promote opportunities for local communities to become involved with neighbourhood planning.

13. All documents in preparation or engagement in the year to 31 March 2014 were prepared in accordance with the requirements of the Statement of Community Involvement and the most recent Planning legislation. The Council continues to meet its statutory requirements for all planning

applications, improvements to online planning services continue and more applicants are increasingly engaging in pre-application consultations with the community for largest and most significant planning applications.

The Community Infrastructure Levy

- 14.** Formal consultation has now taken place for the Community Infrastructure Levy (CIL) on its preliminary charging schedule. In order to ensure that market realism was built into the evidence underpinning the CIL a Developer's Workshop was held in October 2011. All Duty to Cooperate bodies were invited to this meeting and representatives from the Environment Agency, Centro and Walsall Council attended. Arising from this, the Environment Agency and Centro sought to add projects to Dudley's Infrastructure Delivery Plan and these were subsequently included within that evidence base as requested.

14

Conclusions



Chapter 14 - Conclusions

Overview

The findings of the 2014 Monitoring Report demonstrate that the objectives of the Development Plan Policies are in the whole being achieved, and that the majority of the indicators are being effectively monitored.

Spatial Strategy and Delivering the Vision

The regeneration of the Black Country is focused on Centres and Regeneration Corridors where the majority of development will be focused up to 2026. During the monitoring year there has been small progress towards the overall Core Strategy targets with a number of former employment sites which have commenced or have planning permission for housing development. It is anticipated that some of these will be completed over the next two years and significant progress will therefore be made towards meeting this target by 2016. Despite the wider economic climate, it is encouraging that there are a number of large development projects underway or permitted this year.

Creating Sustainable Communities

Within the Growth Network the highest amount of completions have been delivered within regeneration corridors 11a and 11b, which run from Dudley Town Centre to Brierley Hill and Brierley Hill to Stourbridge. Regeneration Corridor 16 also has a high number of completions which runs north of Dudley Town Centre up to Coseley which includes the North Priory housing development which accounts for a large proportion of these.

The Brierley Hill Area Action Plan provides a planning framework for development in the Borough's Strategic Centre. Market conditions have meant that growth in Brierley Hill has been slower than originally anticipated. Housing completions have been low in regeneration corridor 10, however since the approval of a reserved matters application at Tansey Green Road, Pensnett for 334 dwellings, completions since 2012/13 in this corridor have begun to increase. This is set to continue in the next few years as the site develops.

It is encouraging to see that the growth strategy is working; showing an increase in the totals within the Growth Network in the last three years from 129 in 2010/11 to 359 in 2013/14.

Housing completions outside of the Growth Network remain high, with over 100% of the indicative target already delivered. This is largely due to the urban nature of the Borough and the amount of small sites that come forward for development. . In addition, many of the sites anticipated to come forward within the Growth Network are on existing employment sites which either continue to be in use or have stalled in their development due to difficulties in



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bring them forward in the current economic circumstances. It is expected that more of these sites will start to come forward in the future as the Strategy begins to work further.

The Council's SHLAA identifies 3600 dwellings on specific sites within the first 5 years. The total SHLAA 5 year figure equates to 6163 dwellings when adding a 20% buffer and an additional windfall of 294 dwellings, whilst allowing for 100 demolitions and 10% non-implementation rate.

The Core Strategy indicates that the minimum target for the Black Country is to deliver 11,000 new affordable dwellings between 2006-2026. For Dudley this equates to a target of 2479 affordable dwellings (15% of gross completions); taking into account previous completions, the indicative target for this monitoring year is 102 affordable dwellings. This target has been matched with the delivery of 102 new affordable dwellings during 2013/14, which is a positive outcome to meet the increased need for affordable housing in the Borough.

The Economy, Employment and Centres

Taking the 2009 employment land stock figure of 827 ha as a baseline, there has been an additional 13 ha of land developed for employment purposes within the Borough, 1.70 ha of which were developed during the 2013/14 monitoring year.

There has been a relatively small area of land recycled from employment use to residential use: this amounts to 3 ha, 2 ha of which was recycled during 2013/14 (against a projected target of 41 ha for 2014).

This is arguably a product of a still subdued economic climate, and needs to be tempered by the fact that there are a number of large housing sites which are currently under construction on previously developed employment land, and which will figure in later monitoring years

There was only a small increase of 0.5 ha in the amount of Strategic High Quality Employment Land within Dudley Borough during the 2013/14 period. However, more positively, there has been no loss and, through the directions of the Strategic Employment Land Review (SELR) (as evidence base for the emerging Dudley Borough Strategy), Dudley Council is planning for the upgrading of some of the Borough's other employment sites to achieve Strategic High Quality Area (SHQA) status. This, therefore, allows for the possibility of the amount of land designated as SHQA to increase significantly in future years.

At 38 ha, Dudley has significantly more than the Core Strategy target figure of 28 ha of readily available employment land as a 5 year supply. However, it should be noted that this is a decrease from the previous year's total of 52 ha, largely as a result of a review of developable areas of land as part of the SELR, and that Dudley does not possess any suitable regionally significant employment sites, particularly a Regional Investment Site.

The recycling of land within Local Employment Quality Areas, where appropriate, for residential purposes has yet to catalyse, however there are a number of approved residential schemes within such areas, some of them of a large scale, which are planned to be completed in the next few monitoring years.

Positively, there has been a significant increase in the percentage of permissions which include a local employment strategy, thus providing an opportunity for the local community to avail themselves of jobs resulting from development: this amounted to 57% of all relevant permitted major applications in 2013/14 containing such a provision, against last monitoring year's total of 32 % and a target of 50%.


There has been no loss of sub-regionally significant visitor facilities. Indeed, works have been recently permitted which will result in their expansion and the potential raising of their profile in accordance with planning strategy, particularly with regard to the role of Dudley Town Centre.

During the monitoring year there were no significant permissions or completions at Brierley Hill. Significantly, the comparison retail conditions have meant that no progress has been made towards the Brierley Hill AAP targets. However, it is anticipated that development will come forward in line with the adopted AAP in the coming years.

The three Dudley foodstore permissions means that 9,922 sq m of convenience retail is now a commitment against the total of 5,000 sq m net of convenience retail floorspace identified in the Black Country Core Strategy for the centre and being allocated for in the emerging Dudley Area Action Plan. The applications met the requirements of the NPPF and Core Strategy Policy CEN4. In addition we would expect there to be a rise in the number of completed developments in the town centres now that the AAPs for Halesowen and Stourbridge are adopted.

Completions in the Boroughs District and Local Centres involved no large quantities of floorspace and consistent with Core Strategy Policy CEN5. There were no office floorspace permissions or completions during the monitoring year. This reflects the lack of demand and the current office market in the Black Country.

Encouragingly, in the monitoring year more development is being permitted and completed in-centre than in out-of-centre locations. This demonstrates that investment and development is being focused in-centre and will help



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support a network of vibrant centres, offering a range of facilities, across the Borough.

Overall UDP Policy CR4: 'Protected Frontages' is being successfully applied to the majority of the borough's centres. However, Cradley/Windmill Hill and Shell Corner have a poor representation of A1 Shops and a long term strategy is needed to prevent the further decline of the centres. As a result both Centres have been identified as 'development priorities' and now have individual Regeneration Plans. The emerging Dudley Borough Development Strategy DPD will look to identify appropriate allocations to enhance the District and Local Centres and manage change in line with the recommendations in the Priority Regeneration Plans for Shell Corner, Cradley/Windmill Hill, Pensnett, Quarry Bank and Lye.

Transportation and Accessibility

During the monitoring year two locations have benefited from transport related improvements directly:

- Cox's Yard, Birmingham Street, Stourbridge
- Lidl, Stallings Lane, Kingswinford

There are currently no proposals which effect railway lines. An application, located adjacent to a railway line, for an Energy Recovery Centre and an Anaerobic Digestion Facility, at Moor Street Brierley Hill, was resubmitted this year, following refusal in 2013.

Cycling on monitored routes in Dudley has increased by 2.7% between 2011/12 and 2013/14 using comparison data. In comparison to the baseline data of 2010/11 cycling has increased on these routes by 20.5 %. In terms of the implementation of new links, a total of 3.433km of new cycle links was provided during 2013/14.

Dudley Council has formally adopted one new footpath to form part of the rights of way network for the monitoring period 2013/14, that of Castle Gate Way, Dudley (120m of 3.0m wide footpath/cycle path. Five existing public rights of way were improved during 2013/14:

- Hermit Street to Round House Road, Gornal
- Blagdon Road, Halesowen
- Honeysuckle Avenue to King George VI, Kingswinford
- Rectory Fields, Wordsley
- Lutley Drive to Thicknall Drive, Stourbridge

Environmental Infrastructure

Nature Conservation

Within the monitoring year all of the four significant planning applications granted planning approval within areas of biodiversity importance included on-site nature conservation enhancement and mitigation measures which were considered acceptable by the Council. On a further positive note during the monitoring period, there has been no significant net reduction in the area of designated nature conservation sites through development and no net reduction in the extent of the Biodiversity Action Plan (BAP) priority grasslands. In addition, there has been no net reduction in the number of nature conservation sites being managed positively for nature conservation during the monitoring year. Also, a further positive aspect is that all of the four significant planning applications granted planning approval during the monitoring period in areas of biodiversity importance all had an Ecological Survey accompanying the planning application.


Historic Character, Local Distinctiveness and Canals

In relation to the Brierley Hill Area Action Plan, The Stourbridge Area Action Plan and the Halesowen Area Action Plan and the Glass Quarter SPD the Council has completed the Urban Historic Landscape Characterisation (UHLC) in all four areas. Additionally Policy ENV 2 and the Landscape Heritage Area designation has been successfully defended at Appeal and found to be very effective.

Going Forward a UHLC will be undertaken during the monitoring year 2014-2015 for the Dudley Area Action Plan and the Historic Environment SPD is due to be updated in order to reflect that UDP Policies HE1 and HE2 have been superseded and the UHLC is in place for the AAP areas. In addition, Historic Landscape Characterisation will be used in the production of the emerging Development Strategy Development Plan Document (DPD).

The Council's Historic Environment Record (HER) has continued to be updated regularly in accordance with English Heritage guidelines. The HER is the primary source of information about the local historic environment within the administrative boundary of Dudley MBC. It provides a record of heritage assets and interventions within the borough and includes all known archaeological sites, excavations, find spots and historic buildings, monuments and landscapes and it is invaluable to the implementation of this policy.

There were no applications approved that would adversely affect a SAM in the monitoring year 2013-2014. It is noted however that 2 of the SAM's are on the English Heritage 'Heritage at Risk' 2013 Register (Triangular Crane, Bumble Hole and The Redhouse, Whitehouse and Newhouse glassworks, Dudley). Both SAM's are in private ownership, it is the responsibility of English Heritage to undertake the necessary enforcement action, notwithstanding that, as a local planning authority we have been proactively working with the owners of the The Redhouse, Whitehouse and Newhouse glassworks SAM holding pre-



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application discussions about potential schemes and during the 2014-2015 monitoring report an up-date will be provided about the successful planning application and listed building consent granted in relation to this site.

During the monitoring year 2013-2014:

- There were no statutorily listed buildings demolished;
- No locally listed buildings were lost without an archaeological record having been made.
- One Locally Listed buildings had an Article 4 directions imposed (the King Arthur).
- Two buildings were added to the Statutory list as Grade II listed, 260 Hagley Road, Halesowen (formerly a Locally Listed building) and the Garibaldi Inn, Cross Street, Stourbridge.
- The Brierley Hill Conservation Area was added to the English Heritage 2013 'Heritage at Risk Register' this is in addition to the 3 Conservation Areas already placed on the register in the previous monitoring year: Stourbridge Branch Canal (Canal Street), Wollaston and the Wordsley Church Conservation Area). There is therefore a total of 4 Conservation Areas on the Register.
- 3 Grade II* Buildings continued to remain on the 2013 'Heritage at Risk Register' (Brown Bear Pit, and Kiosk to east of Brown Bear Pit within the grounds of Dudley Zoo and The Old Foundry, Lowndes Road).
- The following 4 Places of worship continue to be present on the 2013 'Heritage at Risk Register' (St Edmunds, St James's, St John's and the Presbyterian Chapel, Lower High Street).

During the monitoring year 2012-2013 no applications were approved which secured public realm investment on the canal side/towpath. Going forward it is considered that the Canals Strategy needs to be up-dated in order to reflect changes in policy.

Design Quality

In this monitoring year 10% of 'major' planning applications that were completed in the monitoring year have been assessed against the Buildings for Life. The Design and Access Statements, planning applications and other relevant information was assessed against the 12 questions and were awarded score of green, amber and red accordingly. Out of the 4 applications 3 were assessed to have an overall green score and the remaining 1 was assessed to have an amber score. Going forward, it is anticipated that the assessment process will be carried out on sites at pre-application/planning application stage as well as on completion.

As with Buildings for Life, 4 planning applications were assessed against Manual for Streets criteria. This is just over 10% of the major planning applications that were approved in the monitoring year. The planning

applications and officer report were examined to see what policies had been used in the determination of the application in direct relation to By Design and Manual for Streets guidance. Whilst policies were not specified within the officer report and decision notice for the applications, in depth Design and Access Statements stated that it acknowledged By Design and 'draws upon the overriding principles'. The Highways Authority provide advice on highways matters including a thorough knowledge of the principles within Manual for Streets and Manual for Streets 2.

Going forward in the forthcoming years proposals will be assessed at the pre-application stage along with colleagues from other departments to assess these applications right at the start of the project and to ensure an improved score at the decision making stage.

Flood Risk, Sustainable Drainage Systems and Urban Heat Water Protection and Floodplain Protection

During the monitoring year the Environment Agency (EA) objected to two planning applications. Both applications were refused in response to the concerns raised by EA. Therefore it can be concluded that none of the planning applications were approved against the EA advice.

During the monitoring year Environment Agency did not object to any planning application in terms of water quality. It is envisaged that from a planning perspective SUDS will be encouraged under the provision of the policy and all major developments will be required to include SUDS wherever possible.

Open Space, Sport and Recreation

There have been no inappropriate development proposals approved planning permission within the Green Belt or loss of any existing green open space corridors as a result of a significant/ major development proposal during the monitoring period.

'Saved' UDP (2005) policies LR5 "Playing Fields" and LR6 "Protection of Sport and Recreation Facilities" are working effectively and have been effective and successful in protecting existing sites from inappropriate re-development as no outdoor sports facilities have been lost within the borough during the monitoring period. The Council recognises the value and importance of recreational facilities to the borough. 'Saved' UDP (2005) Policies LR3, LR4 and LR7 have been effective and successful in protecting existing sites from inappropriate re-development as no facilities have been lost within the borough during the monitoring period.

During the monitoring period the number of Parks and natural green space sites that have achieved the 'Green Flag' quality standard has remained



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consistent and stable at 7 sites. The number of 'Green Flag' sites has not decreased (declined) within the borough during the monitoring period which is a positive issue.

As part of future development proposals within the Regeneration Corridors, there may be opportunities to re-open those green spaces which are currently restricted to the public. This could be achieved through the Council's emerging Development Strategy DPD (when this document is adopted during 2016), the Brierley Hill AAP, Stourbridge AAP and Halesowen AAP. During the monitoring year the Brierley Hill AAP, Stourbridge AAP and Halesowen AAP were all adopted and no significant new proposals have come forward during the monitoring year to open up fully restricted green space areas within Brierley Hill, Stourbridge and Halesowen AAP plan areas. A more fuller assessment of the Stourbridge and Halesowen AAP's will be made in next year's 2015 AMR given that both these AAP's were adopted half way through the monitoring year during October 2013. But as stated above, in any case there have been no significant new proposals coming forward during the monitoring year to open up fully restricted green space areas.

Renewable Energy and Air Quality

In this monitoring year 33 major applications were assessed for the requirements of Policy ENV7. Only four applications were conditioned to fulfil the requirements of Policy ENV7. Some of the planning applications mentioned sustainability and use of renewable sources, but did not specifically highlight the 10% requirement. It is envisaged that in the next monitoring year the requirements for Policy ENV7 will be discussed at the beginning of the application process and all major applications will be conditioned to fulfil the requirements of the policy.

The Council is preparing a SPD entitled Renewable Energy which will have detailed guidance on how to meet the requirements of Policy ENV7 and what techniques can be used to generate renewable energy.

Environmental Protection (EP) made comments to 20 planning applications. 9 planning applications were approved following relevant condition as suggested by EP. 6 of the planning applications did not contain any adverse comments in terms of air quality. 1 planning application was refused. The applicant appealed against the Council decision and subsequently withdrew the appeal.

The Council has ensured that no new development proposals have taken place within the borough during the monitoring period which is contrary to the advice of the Environmental Protection on air quality and other issues. The Environmental Protection Team ensures that new developments comply with the targets and indicators set out in the Council's Adopted AQAP.

As evident from the table the concentrations of nitrogen dioxide and particulate matter have been falling since 2008. This is in line with the requirements of the Core Strategy which seeks to reduce the concentration of nitrogen dioxide and particulate matter. The Council will continue to monitor these significant effects indicator and will put measures in place to ensure that the Core Strategy targets are being met.

The West Midlands Low Emissions Strategy was endorsed in early 2014. Following on from that the four Black Country authorities are in a process of producing a Joint Black Country Air Quality SPD which is anticipated to be adopted in late 2015.

Waste


While the total quantity of Local Authority Collected Waste (LACW) has increased by some 3,350 tonnes since the 2012/13 monitoring year, the amount of LACW disposed of to landfill (7,985 tonnes) remains at a low level compared to the significantly higher figures for 2011/12 (12,022 tonnes) and earlier.

This achievement contributes towards the BCCS Policy WM1 requirement to reduce the quantities of waste that are disposed of to landfill sites and thereby reducing reliance on landfill and moving the management of waste up the 'waste hierarchy' by such waste management types as recovery, recycling and composting. Moving the management of waste further up the waste hierarchy is also a requirement of the Government's National Planning Policy for Waste (October 2014).

Dudley's successfully high landfill diversion rate compared to the Black Country as a whole can in part be attributed to it (like Wolverhampton) having an energy from waste (EfW) recovery plant at its Lister Road, Dudley, depot.

Although no additional strategic waste management facilities came forward during the 2014 monitoring period, there has been an overall increase of 166,600 tpa (tonnes per annum) of strategic waste management operational capacity in Dudley Borough since the BCCS waste monitoring baseline date of 1 April 2009.

No planning permissions were submitted to or granted permission by Dudley Council in the 2013-14 monitoring year that could be considered detrimental to the ongoing operations and or operational capacity of Dudley borough's existing strategic waste management facilities – these being the 10 sites as identified in BCCS Appendix 6 Table WM2a Existing Strategic Waste Management Sites, plus the 3 more recent sites identified in the above table (as to changes to operational capacity of sites).



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This demonstrates that, should developments for other land uses have been proposed at or close to Dudley borough's existing strategic waste management facilities (including at an initial pre-application discussion stage), BCCS Policy WM2 has successfully been applied in terms of safeguarding existing strategic waste management sites.

A review of waste management planning applications during the 2013-14 monitoring year indicates that 3 applications were approved and a further 3 were refused. The 3 applications approved by Dudley Council were each appraised and considered compliant with the various locational guidance set out in BCCS Policy WM4 such as re-using previously developed land, compatibility with neighbouring land uses, supporting economic growth, and addressing impacts on the transport network. These 3 approvals are those 3 non-strategic waste facilities identified in the above table for Local Output Indicator WM3b (i.e. Chemviron Carbon, Unit 3 Conyers Trading Estate, and M & A Doocey Ltd). Monitoring of these 2013-14 approved waste management applications identifies that they were all as regards sites located within the BCCS 'growth network' of regeneration corridors – thus satisfying an additional BCCS Policy WM4 assessment criterion.

Minerals

During the 2014 monitoring year therefore, no qualifying planning applications for non-mineral development have been approved in Dudley Borough on sites falling within the Policy MIN1 site area thresholds (0.5ha and over in the Green Belt and 5 ha and over elsewhere).

Over the 2014 monitoring period from 1 April 2013 to 31 March 2014, no permissions have been granted within Dudley Borough for non-mineral development that would compromise working at an existing quarry or within any of the BCCS Areas of Search. No applications for opencast coal working, coalbed methane exploration or exploitation, or extraction of building stone have been received within Dudley Borough as regards the 2014 monitoring period.

Planning Obligations

Policy DEL1 'Infrastructure Provision' has been effective during the 2013/14 financial year and planning obligations will continue to be monitored. A total of 14 Legal Agreements were completed, £247,980.80 approved, £1,009,451.58 received and £354,091.72 spent during the year.

The Council is moving forward with its preparation of a Community Infrastructure Levy (CIL). Cabinet approved the preparation on a Community Infrastructure Levy in February 2012 and subsequently approved the Preliminary Draft Charging Schedule for a six week period of consultation in

December 2012. The Draft Charging Schedule is being reported to Cabinet in March 2014 for approval, with subsequent public consultation in February/March 2014. Adoption of the CIL is anticipated in Spring 2015.

The LDS and Duty to Cooperate

Since the introduction of the Duty to Cooperate and within the monitoring year, Dudley Council has progressed and consulted upon the Stourbridge Area Action Plan, Halesowen Area Action Plan and Community Infrastructure Levy. With regard to the Development Strategy and the Dudley Town Centre Area Action Plan, both these documents are also being prepared within the framework of the Black Country Core Strategy. It will be necessary to continue to involve and co-operate with neighbouring local authorities during their progression to ensure that they meet requirements under the Duty to Co-operate.

During the next year the policy team will maintain progress delivering the LDS and providing a framework on which to base regeneration opportunities. The priorities are to progress the Development Strategy DPD to Preferred Options Stage, progress the Community Infrastructure Levy towards adoption.

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Appendices



Aggregate

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

Area Action Plans (AAPs)

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

Annual Monitoring Report (AMR)

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

Biodiversity

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

Biodiversity Action Plan (BAP)

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

Black Country Core Strategy

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

Development Plan Documents (DPDs)

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

Green Belt

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

Green Flag Award Standard

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

Housing Trajectory

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

Local Development Documents (LDDs)

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

Local Development Framework (LDF)

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

Local Development Scheme (LDS)

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

Local indicators

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

Planning and Compulsory Purchase Act 2004

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

Primary Aggregate

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

Priority Habitats and Species

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

Recycled Aggregate

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

Regional Spatial Strategy (RSS)

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

Renewable Energy

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

Secondary Aggregate

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

Significant Effect Indicators

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

Statement of Community Involvement (SCI)

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

Strategic Housing Land Availability Assessment (SHLAA)

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

Supplementary Planning Documents (SPDs)

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

Sustainability Appraisal (SA)

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

Unitary Development Plan (UDP)




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




Windfall sites





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





Appendix 2



Brierley Hill Area Action Plan Monitoring Indicators





| Policy/Topic | Indicator | Target | 2014 Results | |
|---|--|---|--|---|
| Objective 1: Create a sustainable, cohesive and socially inclusive community by improving accessibility to jobs, shopping, education, health, open space and leisure / recreation facilities and ensuring that Brierley Hill complements its surrounding areas. | | | | |
| Spatial Strategy | Narrow the gap between percentage of working age population claiming Jobseeker's Allowance in Brierley Hill and comparator areas. | Improvement from baseline of 7.1% in March 2009 in Brierley Hill compared to 5.2% in Dudley Borough, 6.3% in the Black Country and 3.8% in England | 6.0% |  |
| Spatial Strategy | Narrow the gap between percentage of working age population claiming key out of work benefits in Brierley Hill and comparator areas. | Improvement from baseline of 19.1% in February 2009 in Brierley Hill compared to 14.5% in Dudley Borough, 17.8% in the Black Country & 12.3% in England | 16.3% |  |
| Policy 8 'Marsh Park' | Applications granted for inappropriate development in Marsh Park | 0 | Not required this year - is monitored in the environmental infrastructure chapter of this 2014 AMR | NA |
| Objective 2: Protect and enhance the special role of Brierley Hill High Street in serving its local community | | | | |
| Policy 1 'Brierley Hill High Street Local Shopping | Percentage of A1 retail uses in the protected frontage on the | Greater than 50% A1 (2009 Baseline 53%) | 59% |  |





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|---|---|---|---|---|
| Area' | High Street. | | | |
| Objective 3: Deliver a range of types and tenures of new homes to meet the needs of the local community | | | | |
| Policy 49 'Living in Brierley Hill Town Centre' & site allocations | Number of gross and net additional dwellings completed per year | As per housing trajectory (see Appendix 4 of the AAP) | 5 apartments completed. Additionally, 13 dwellings are under construction and a further 182 (at Point North, Waterfront West) gained approval |  |
| Policy 49 'Living in Brierley Hill Town Centre' | Percentage of completed affordable housing on qualifying S106 sites | 25% | Not required this year - is monitored in the creating sustainable communities chapter of this 2014 AMR | NA |
| Policy 49 'Living in Brierley Hill Town Centre' | Percentage of eligible housing sites granted planning permission providing affordable housing | 100% | Not required this year - is monitored in the creating sustainable communities chapter of this 2014 AMR | NA |
| Objective 4: Enhance the role of Merry Hill as a primary shopping centre by providing for a major anchor store to help facilitate retail-led regeneration and protecting and enhancing the economic prosperity of the High Street. | | | | |
| Policy 66 'Phasing of Comparison Retail Allocations' | Amount of comparison retail development completed by location | 56,500m2 at Merry Hill by 2021 | 0 m2 (Note that 3 completions together comprised a loss of 638 m2 of comparison floorspace at Merry Hill) |  |
| Policy 45 'The Primary Shopping Area' | Percentage of A1 retail uses in the applicable areas in the Primary | 70% or over (baseline at 82% in 2009) | 73% |  |




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|--|---|---|--|---|
| | Shopping Area | | | |
| Policy 45 'The Primary Shopping Area' | Number of vacancies within the Primary Shopping Area | Less than 2% (baseline is 0.8% in 2009 i.e. 2 vacant units out of 251) | 10% (30 vacant units out of 293) |  |
| Objective 5: Increase the level of economic activity and vibrancy within Brierley Hill by accommodating appropriate office, retail, housing, cultural, educational and leisure facilities | | | | |
| Policy 66 'Phasing of Comparison Retail Allocations' Policy 46 'Edge of Centre and Out of Centre Development' | Amount of comparison retail development completed by location | 6500m2 in the Local Shopping Area by 2021, 2000m2 elsewhere within defined development blocks by 2021, 0m2 in edge or out of centre locations | 528 m2 in Local Shopping Area (currently vacant and being marketed) |  |
| Policy 3 'Development Opportunity Block BR1: The Moor Centre' and Policy 7 'Development Opportunity Block BR20' | Amount of convenience retail development completed | New foodstore provision at Block BR1 of 4600m2 gross (3000m2 net). Additional convenience floorspace at Block BR20 of 3000m2 gross (2000m2 net) | 0 m2 |  |
| Policy 48 'Offices' and Site Allocations | Amount of office floorspace completed | 186,000m2 by 2021 and a further 34,000m2 by 2026 | 0 m2 |  |
| Policy 48 'Offices' | Amount of office capacity in reserve | No lower than 70,000m2 capacity available for B1 use | Not required this year - Cannot realistically be monitored given that are now permitted development rights from office to residential land | NA |

| | | | | |
|---|---|--|---|---|
| | | | use | |
| Site Allocations | Amount of D1 'Non-Residential Institutions' completed | 47,600m2 to 2026 | 400 m2 |  |
| Site Allocations | Amount of D2 'Assembly and Leisure' completed | 35,000m2 by 2026 | 137 m2 |  |
| Objective 6: Create a fully integrated town centre by connecting the Merry Hill Shopping Centre, Brierley Hill High Street and the Waterfront triangle, making it easier for people to travel between these areas on foot, by cycle and by public transport. | | | | |
| Policy 67 'Securing Infrastructure & Planning Obligations', Policy 55 'Primary Thoroughfares', Policy 54 'Primary Public Spaces', Policy 51 'Rapid Transit/Bus Infrastructure Improvements', Policy 65 'An Orderly and Comprehensive Approach to Development' | Completion of infrastructure projects (primary thoroughfares, public spaces, etc.) | In accordance with the implementation plan | See "Brierley Hill Area Action Plan Implementation Framework" Table in the Brierley Hill AAP chapter of this AMR document | NA |
| Policy 50 'Rapid Transit' | Planning permissions granted for development that would compromise the route allocated for the proposed Midland Metro extension | 0 | 0 |  |
| Policy 50 'Rapid Transit', Policy 51 'Rapid Transit/Bus Infrastructure Improvements' | Public Transport Modal Share (monitored every two years) | Work towards 30% public transport modal share by 2026 (from a baseline of 12.1% in 2007) | 12.8% |  |

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| Policy 50 'Rapid Transit', Policy 51 'Rapid Transit/Bus Infrastructure Improvements', Policy 67 'Securing Infrastructure & Planning Obligations', Appendix 3 'Public Transport Infrastructure Improvements' | Implementation of improvements to public transport, including completion of initiatives of equivalent quality and attractiveness to the proposed Metro extension from Wednesbury to Brierley Hill, and improvements to bus services connecting the centre with other locations in the Black Country and beyond | The commitment to Rapid Transit and demonstration that the wider public transport network has delivered sufficient capacity to enable the sustainable regeneration of Brierley Hill | No change - catalyst to be retail expansion of Merry Hill |  |
| Policy 51 'Rapid Transit/Bus Infrastructure Improvements', Policy 55 'Primary Thoroughfares', Policy 67 'Securing Infrastructure & Planning Obligations', Appendix 3 'Public Transport Infrastructure Improvements' | Other measures to improve accessibility to and circulation within the centre by non-car modes | The completion of internal public transport measures and completion of PT7 | No change - catalyst to be retail expansion of Merry Hill |  |
| Objective 7: Ensure sustainable and high quality design in all development that has full regard to community safety and crime reduction | | | | |
| Housing | Core Strategy indicator ENV3 Housing Quality - Building for Life assessment of major housing schemes | Move towards 100% with a rating of 'good' or 'very good' by 2026 | Not required this year - is monitored in the environmental infrastructure chapter of this | NA |

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| | completed | | 2014 AMR | |
| Urban Design | Number of burglary dwelling crimes per thousand households (home office codes 28 and 29) | Improvement from baseline of 12.6 per 1000 households between 01/04/08 to 31/03/09 | 6.8 per 1000 |  |
| Urban Design | Number of criminal damage crimes per 1000 population | Improvement from baseline of 23.4 per 1000 households between 01/04/08 to 31/03/10 | 13.6 per 1000 |  |
| Urban Design | Number of motor vehicle related crimes per thousand population | Improvement from baseline of 19.1 per 1000 households between 01/04/08 to 31/03/11 | 12.0 per 1000 |  |
| Objective 8: Protect and enhance the wildlife, biodiversity and geological value of Brierley Hill by using a green infrastructure approach and enhancing watercourses and the wildlife corridors network to make Brierley Hill more sustainable and climate proof | | | | |
| Policy 63 'Sites of Local Importance for Nature Conservation' | Protection of all, or suitable mitigation for, Sites of Local Importance for Nature Conservation | 100% | Not required this year - is monitored in the environmental infrastructure chapter of this 2014 AMR | NA |
| Policy 62 'Wildlife Corridors' | Protection of all the existing elements of Wildlife Corridor and no new developments permitted blocking its proposed future extent | 100% | 100% (in future years and once adopted, the emerging Development Strategy DPD document will include monitoring of this requirement) |  |
| Policy 64 'The Local | Percentage of developments to | 100% | Not required this year - is | NA |

| | | | | |
|---|---|------|--|---|
| Environment' | install its proportionate amount of green infrastructure (including wildlife corridors) on-site or within the AAP boundary | | monitored in the environmental infrastructure chapter of this 2014 AMR | |
| Objective 9: To remediate land from contamination through development | | | | |
| Site Allocations | Percentage of monitored new developments completed on previously developed land | 100% | 100% |  |
| Objective 10: To protect and enhance the locally distinctive character of Brierley Hill, including its historic environment, cultural and built heritage | | | | |
| Policy 59 'Conservation and Enhancement of Local Character and Distinctiveness in Brierley Hill' | Number of planning permissions granted contrary to historic environment officer recommendation | 0 | 0 |  |
| Policy 60 'Canals' | Number of planning permissions affecting a canal granted contrary to historic environment officer recommendation | 0 | 0 |  |
| Policy 61 'Archaeological Priority Areas' | Number of planning permissions granted without an archaeological desk based assessment/ evaluation when requested to be supplied by the historic environment officer. | 0 | 0 |  |

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| Policy 2 'Brierley Hill High Street Conservation Area' | Number of planning permissions within the Conservation Area granted contrary to historic environment officer recommendation | 0 | 0 |  |
| Objective 11: Contribute to mitigating the causes and effects of climate change by reducing the need to travel by private vehicle, promoting sustainable travel choices, delivering highest quality development, improving air quality and minimising the use of non-renewable energy sources and waste production. | | | | |
| Implementation | Introduction of a car parking management regime including the use of parking charges compatible with those in the regions network of major centres | Price of car park charges compatible with other major sub-regional centres as defined by the West Midlands RSS | No change - catalyst to be retail expansion of Merry Hill |  |
| Policy 52 'Car Parking Standards' | Number of car parking spaces provided with new development | Up to 40% reduction in PPG13 parking standards across the whole Town Centre by 2026 | No identifiable change since the 2013 AMR monitoring year |  |