

South Staffordshire DC

By email

Please ask for:
Patricia McCullagh

Email:
patricia_mccullagh
@sandwell.gov.uk
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South Staffordshire Local Plan Review

Sandwell MBC (SMBC) welcome the opportunity to comment on the South Staffordshire Local Plan: Regulation 19 (2024) consultation.

You will be aware that SMBC consulted on their draft Sandwell Local Plan Reg 18 in December 2023. This set out:

Housing

- a need for 29,773 homes by 2041
- a supply of 11,167 homes and
- a shortfall of 18,606 homes

Employment

- a demand for 185ha of employment land by 2041
- a supply of land available and suitable for employment use is **42ha** (after completions between 2020 – 2022 are considered). This includes windfall supply, generated through intensification / recycling and includes a vacant land supply of **29ha**.
- a shortfall of 143ha of employment land

Gypsies and Travellers

- a need for 8 pitches by 2031 and 6 pitches by 2041 – total pitches required 14 pitches
- a supply of 10 pitches
- a shortfall of 4 pitches

SMBC are seeking to consult on the Regulation 19 SLP during November 2024.

SMBC response on Legal Compliance, Duty to Cooperate and Soundness

- a) Acknowledge that Sandwell MBC (SMBC) and South Staffordshire District Council (SSDC) have been working together constructively on planning issues of mutual interest and that this is expected to continue;
- b) Expectation that, as the Sandwell Local Plan (SLP) moves towards Regulation 19 consultation and the South Staffordshire Local Plan (SSLP) moves towards Submission,

Regeneration and Growth

SMBC and SSDC will aim to reach agreement on all relevant issues and reflect this agreement in complementary Statements of Common Ground to support each Submission Plan;

- c) Note the SSLP housing target of local housing need plus 640 homes to address the Greater Birmingham and Black Country Housing Market Area housing shortfall up to 2041;
- d) Support for the reference in the SSLP to updating the 2018 Growth Study and considering its findings through future plan-making and the Duty to Cooperate, given the evidenced housing shortfall arising in Sandwell and across the wider Greater Birmingham and Black Country Housing Market Area;
- e) Support for the SSLP contribution of 112.2ha employment land towards the Black Country Functional Economic Market Area employment land shortfall;
- f) Acknowledge the SSLP gypsy and traveller pitch shortfall and clarify that the Reg 18 SLP demonstrated that it had explored all available opportunities and due to the lack of any potential sites is not able to deliver additional gypsy and traveller pitch pitches in Sandwell;
- g) Consider that the SSLP has been prepared in a manner which is legally compliant and meets the Duty to Cooperate. However, the SSLP will not be considered sound (in terms of being positively prepared and effective) unless and until SoCG are agreed with relevant parties-

Yours faithfully,

Patricia McCullagh
Team Leader Planning Policy

Spatial Planning – Urban Regeneration
Nick Bubalo – Head of Spatial Planning

P.O.Box 42, Development House, Lombard Street, West Bromwich, Sandwell, West Midlands. B70 8RU
www.sandwell.gov.uk