

Sandwell Local Plan – Regulation 18 Draft Plan Consultation Form

Draft Plan Regulation 18 Consultation (November 2023)

We are inviting your views on the Draft Sandwell Local Plan and this form should be used to make comments in response to this consultation.

The consultation period begins on **Monday 6th November 2023** and ends at **5pm** on **Monday 18th December 2023**

Comments can also be submitted online using our website at <https://sandwell.oc2.uk/>. We would encourage you to respond to our Sandwell Local Plan – Regulation 18 Draft Plan consultation using our online form as it saves time and reduces cost.

However, if you prefer, you can use this version of the response form and email it to Sandwell_LocalPlan@sandwell.gov.uk or post it to Sandwell Local Plan, Planning Policy, Sandwell Council House, Freeth Street, Oldbury, B69 3DE

PLEASE NOTE:

This form has two parts:

- Section 1: Personal details
- Section 2: Your representation/comments on the Draft Plan or Sustainability Appraisal
- Section 3: A declaration which you will need to read and sign

1. Please complete a separate response for each part of the Draft Plan / Sustainability Appraisal that you wish to comment on. If you wish to make comments on more than two parts, please copy and paste the text in Section 2 or complete more than one paper form.
2. Responses must include your name and address.
3. **Your comments cannot be treated as confidential.** By completing this form, you agree to your details being shared and your name and comment (but not your address or other personal details) being made available for public viewing.
4. It is recommended that groups that share a common view send a single response rather than multiple copies of the same response. Please attach a list of the contact details of each person who supports the comments, including their names and addresses.
5. Further paper copies can be provided by emailing Sandwell_LocalPlan@sandwell.gov.uk
6. Completed forms should be received by us no later than **5pm on 18th December 2023**

For official use only:

Respondent No:		Representation Number:	
Date Received:			

Section 1- Your Details

	1. Personal details	2. Agent's details (if applicable)
Title		Mr
First name		Chris
Last Name		Dodds
Job Title (where relevant)		Associate Director
Organisation (where relevant)	Oldbury (Smethwick) Ltd c/o Planning Prospects Ltd	Planning Prospects Ltd
House No./Street		
Town		
Post Code		
Telephone Number		
Email address		

Notes:

1. If you are an agent responding on behalf of an organisation please ensure that your details are in the Agent's details column and give the details of the client you are responding for in the Personal Details column, only the title, name and organisation boxes are necessary.
2. If you are responding as an individual (e.g. a resident) you do not need to fill in the job title and organisation boxes unless you are responding as a member of an organisation.

Please indicate which of this best describes you / your role in responding to this consultation			
Resident or Individual		Local Authority	
Planning Agent or Consultant	X	Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency /organisation	
Landowner		Community or Organisation	
Business		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	

Please note that copies of all comments received, including the name(s) of the respondent(s) will be made available for the public to view. All other personal details will remain confidential. Sandwell Council will process your personal data in accordance with the Data Protection Act 2018. Our Privacy Notice is at the end of this form.

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Respondent No:		Representation Number:	
Date Received:			

Section 2: Your Representation / Comments

Please complete a separate copy of this section for each part of the document(s) you wish to comment on (i.e. Draft Plan or Sustainability Appraisal)

Title of document you are commenting on	Sandwell Local Plan – Regulation 18 Draft Plan
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To which part of the document do your comments relate? *Please state the policy number, Sandwell Local Plan reference number, paragraph number, page number or figure number*

Policy SH03

What is the nature of your comments? (Mark as appropriate)

General comment	☐	Support	☐	Objection	☒
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Please provide your comment below:

Expand this box as necessary. If attaching additional sheets, please clearly mark these with the title of document and part of the document that the comment relates to, and your name.

It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

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Draft Policy SH03 (Housing Density, Type and Accessibility) requires all developments of 10 or more homes to achieve the minimum net densities set out (depending on locational sustainability) “except where this could prejudice historic character and local distinctiveness”.

However, it is not clear whether the minimum density requirements apply to the gross site area or the net developable area. As such, draft Policy SH03 should be amended to ensure that the densities required apply to the net land areas to ensure that the targets are achievable.

This required clarity is particularly important for the housing allocation sites where some of the allocation sites have a net density calculated on the net developable area but others, like SH55 for example, have a net density calculated across the whole site area and do not reflect or consider the net developable area. Consistency is needed.

However, the ability for any site to achieve the minimum density requirement will depend upon a range of site-specific factors, such as site constraints, delivery against other policy requirements (like draft Policy SMD1’s requirements to deliver sustainable design and technology and urban greening / green infrastructure for example) as well as each proposal’s ability to deliver a suitable mix needed to achieve the required density, factoring in market demand and need for example, as well as viability – which is fundamental if any homes are to be delivered at all.

Clearly the density requirement will need to balance other policy and density mix requirements, as well as both market demand and need, as well as site-specific constraints – and not just whether meeting the net density requirements would prejudice historic character and local distinctiveness.

As such, draft Policy SH03 must be updated to ensure that there is flexibility and should express the required densities as ‘targets’ rather than ‘minimum’ requirements.

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Section 3: Declaration

How we will use your personal information

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 2018. The information you provide will only be used for the purposes of the preparation of the Local Plan as required by the Planning and Compulsory Purchase Act 2004, and may be used by the council to contact you if necessary regarding your submission. Your name, organisation and comments will be made available for public inspection when displaying and reporting the outcome of the statutory consultation stage and cannot be treated as confidential. You will not be asked for any unnecessary information and in order to protect personal data, we will not publish signatures, telephone numbers, addresses or email addresses on the internet. To understand more about why we collect your information, what we do with your information, how you can access your information, your personal information rights, how and to whom to raise a complaint about your information, please visit our privacy notice page at <http://www.sandwell.gov.uk/privacynotices>

Please sign and date this form. Forms signed electronically will be accepted.

Declaration:

By completing and signing this form, I agree to my name, organisation and representations being made available for public inspection on the internet.

Signature:

Date: 13/12/2023

I understand that in submitting my representations, that my details will be added to the Sandwell Local Plan Consultation database and I may be contacted at future stages of the local plan process.

All personal data will be processed in accordance with the Data Protection Act 2018 and the General Data Protection Regulation ('GDPR'). If you do not wish to be contacted further, please advise us.

	No, I do not wish to be contacted about the Local Plan
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Thank you for taking time to complete and return this response form.

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Respondent No:		Representation Number:	
Date Received:			