

Sandwell Local Plan – Regulation Publication Consultation Form

Regulation 19 Publication Consultation

We are inviting your views on the Regulation 19 Sandwell Local Plan and this form should be used to make comments in response to this consultation.

The consultation period begins on **Monday 23rd September 2024** and ends at **5pm** on **Monday 4th November 2024**

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 19 Publication 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 Reg 19 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 4 November 2024**

For official use only:

Respondent No:		Representation Number:	
Date Received:			

Section 1- Your Details

	1. Personal details	2. Agent's details (if applicable)
Title		
First name		
Last Name		
Job Title (where relevant)		
Organisation (where relevant)		
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		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. Local Plan or Sustainability Appraisal)

Title of document you are commenting on	
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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*

Paragraph		Policy		Policies Map	
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2. Do you consider the Local Plan is:

2.1 Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2.2 Sound	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Please provide your comment below:

5. Please give details in the box below of why you consider the Regulation 19 Publication Sandwell Local Plan is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19 Publication Sandwell Local Plan please set this out below.

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Respondent No:		Representation Number:	
Date Received:			

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It is welcome that Draft Policy SDM1 (Design Quality) part 1) requires developments to address its listed criteria “where appropriate” and has some flexibility in this regard.

Similarly, Part 2 of the draft Policy requires development proposals to demonstrate that its listed Guidance has been considered and “where appropriate” used to inform design and access statements that reflect their Sandwell-specific context, and also has some flexibility in this regard.

However, at part 3) the policy requires (all) major developments should contribute to the greening of Sandwell by delivering against its listed criteria.

Part 3) of the Policy has a prescriptive approach and as such lacks the flexibility needed (and provided in the first two parts of the Policy), and is likely to impact upon deliverability of development – particularly allocated brownfield sites which are subject to other policy requirements and masterplan aspirations which, if also inflexibly applied, will continue to stifle the development anticipated from them. The Policy also needs to recognise that development must be viable in order to deliver any of its requirements.

As such, the Part 3) of the Policy must be amended to provide sufficient flexibility to ensure that development is viable, and ultimately deliverable, whilst delivering its requirements “where appropriate”, including where viable. In this regard, Part 3) should reflect Parts 1) and 2) of the Policy.

This more flexible approach is also provided in draft Policy SH04 (which says “Developments of ten homes or more should, where financially viable, provide a range of tenures...”) for example, which makes it clear, and is explicit, that affordable housing provision is required but only “where financially viable”.

Section 4: 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:

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.

For official use only:			
Respondent No:		Representation Number:	
Date Received:			