

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		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	<input type="checkbox"/>	Local Authority	<input type="checkbox"/>
Planning Agent or Consultant	<input checked="" type="checkbox"/>	Public service provider e.g. education establishment, health etc	<input type="checkbox"/>
Developer or Investor	<input type="checkbox"/>	Public agency /organisation	<input type="checkbox"/>
Landowner	<input type="checkbox"/>	Community or Organisation	<input type="checkbox"/>
Business	<input type="checkbox"/>	Charity	<input type="checkbox"/>
Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	<input type="checkbox"/>

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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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	Sandwell Local Plan - Regulation 19 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

Paragraph		Policy	SH03	Policies Map	
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2. Do you consider the Local Plan is:

2.1 Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.2 Sound	Yes	<input type="checkbox"/>	No	<input checked="" 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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See comments sheet overleaf

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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 as defined in Policy SHE2”.

However, any housing density targets should be expressed as an indicative target, rather than a minimum requirement, to prevent the Policy being overly prescriptive and to give flexibility to ensure that development is ultimately viable and deliverable.

It is also 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 are indicative (only) and 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. Applying a density across the whole site is not deliverable and consistency is needed.

However, the ability for any site to achieve any 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 specific 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.

It is strongly considered that the onerous minimum housing density required is one factor why there has been poor delivery from often long-allocated housing sites during the Black Country Core Strategy period to date, for example.

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 referenced within the Policy).

As such, draft Policy SHO3 must be updated to ensure that there is flexibility and should express the required densities as ‘targets’ rather than ‘minimum’ requirements. It should also add clarity around whether the more flexible targets should be applied to the gross site area or the net developable area.

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: **06/11/2024**

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.

<input type="checkbox"/>	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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Date Received:			