

## 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](mailto: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](mailto: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                         |                                       | Miss                               |
| First name                    |                                       | Lauren                             |
| Last Name                     |                                       | Bishop                             |
| Job Title (where relevant)    |                                       | Planner                            |
| Organisation (where relevant) | Churchill Living and McCarthy & Stone | Planning Issues                    |
| House No./Street              |                                       | Churchill House, Parkside          |
| Town                          |                                       | Ringwood                           |
| Post Code                     |                                       | BH24 3SG                           |
| 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.

| For official use only: |  |                        |  |
|------------------------|--|------------------------|--|
| 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

**Local Plan**

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

**SOHO10**

Policies  
Map

### 2. Do you consider the Local Plan is:

2.1 Legally compliant

Yes

No

2.2 Sound

Yes

No

### 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.

#### For official use only:

Respondent No:

Representation Number:

Date Received:

|  |  |  |  |
|--|--|--|--|
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Paragraph 1 of the PPG Housing for Older and Disabled people states:

“The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. .... Offering older people, a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking”.

Paragraph: 001 Reference ID: 63-001-20190626

As part of the Local Plan evidence based, a Strategic Housing Market Assessment has been produced (dated August 2024). The SHMA identifies at paragraph 7.8 that the population aged 65 or over is going to increase notably in Sandwell over the modelling period; from 51,258 in 2024, to 72,608 in 2041, presenting a rise of 41.7%.

The SHMA goes on to set out the projected requirement for specialist accommodation for older persons households in Sandwell between 2024-2041. Table 7.2 recognises a requirement for 1,708 additional units of retirement living/sheltered housing and 378 additional units for extra care housing.

Whilst it is commendable that Policy SHO10 supports the delivery of specialist forms of housing, including children’s homes, care homes, nursing homes, extra care facilities, we must question why sheltered housing/retirement living has not been specifically identified within the wording of the policy. Given the identified need of 1, 708 additional units of sheltered housing/retirement living, we would expect to see specific mention supporting the delivery of this type of housing.

**RECOMMENDATION**

In line with the evidence set out in the Council’s own Strategic Housing Market Assessment, we recommend the following addition to Policy SHO10:

“Proposals for specific forms of housing including children’s homes, care homes, nursing homes, extra care facilities, sheltered housing/retirement living, or any other identified need will be considered in relation to the following criteria: ...”

We would also question whether this wording is taken far enough given there is a clear and justified need for specialist accommodation for older people in line with recent evidence. On that basis we would recommend point 3 is added with the suggested wording below:

“Proposals for older persons housing, including sheltered housing/retirement living and extra care facilities will be supported in principle to ensure the delivery of the 2, 086 units required between 2024-2041.”

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|                |  |                        |  |
|----------------|--|------------------------|--|
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| Date Received: |  |                        |  |



## 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:** .....Planning Issues.....

**Date:** .....11/11/2024.....

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.

|  |  |
|--|--|
|  | No, I do not wish to be contacted about the Local Plan |
|--|--|

**Thank you for taking time to complete and return this response form.**

| <b>For official use only:</b> |  |                        |  |
|-------------------------------|--|------------------------|--|
| Respondent No:                |  | Representation Number: |  |
| Date Received:                |  |                        |  |