

Development
Ready



BLACK PATCH SMETHWICK

INTERIM PLANNING STATEMENT AND
MASTERPLAN

NOVEMBER 2018



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1. INTRODUCTION

1.1 This Interim Planning Statement has been prepared to set out Sandwell Council's current position on the area around Black Patch in Smethwick, and seek to establish the intentions regarding its future land use. It will provide an overview of the area and identify the development priorities and proposed land use changes during the interim period whilst the Local Plan is being reviewed and adopted.

1.2 This Interim Planning Statement does not establish new planning policy but, through setting out the background and context to the regeneration plans, aims to help encourage the type of development that is in keeping with the future vision of the area.

1.3 This document will not constitute a Supplementary Planning Document (SPD) as part of the Local Development Framework. However if adopted following consultation, it will be treated as a material consideration for any forthcoming planning applications or development proposals until such time as there is a review of land use allocations in the adopted statutory plan for this area.

1.4 This Interim Planning Statement aims to;

- Set out a clear defined boundary for the area in which regeneration activity is to be concentrated;
- Set the context and background in which this Statement has been prepared
- Establish a vision for where we wish the area to be in the near future, and a range of objectives to help deliver the vision;
- Set out the future land use proposals to guide development;
- Establish the Interim Planning Statement as a material consideration for future development proposals.



2. VISION, AIMS AND OBJECTIVES

2.1 The incremental change from a residential nucleus to that of an industrial hub has led to the deterioration of the Black Patch Area. The reduction of families surrounding Black Patch Park has reduced its significance in this once vibrant and popular area. Due to the lack of a community, the Park has been left unused due to the decreasing facilities it has to offer. In addition, lack of investment due to funding issues has led to limited upkeep of the Park grounds with anti-social behaviour and vandalism becoming more prevalent which has also resulted in the demolition of the once popular Community Centre. The football pitches have remained unused for some time and the environmental quality of the area has declined significantly.

2.2 The vision for this area is to re-establish itself as a residential community surrounding an improved central park with the necessary infrastructure in place to support the residents. The development of new houses will introduce a new community and vibrancy to the area, increased activity may improve community cohesiveness, and more natural surveillance will increase safety and security. There will be an overall improvement in the environmental quality of the area.

2.3 However, the sites are currently allocated for employment use or as white land (unallocated) which would not allow for a residential development to come forward. Any proposal for housing would be against planning policy and is likely to be refused. Whilst the statutory Local Plan, the Site Allocations and Delivery DPD has commenced its review, the process from commencement to adoption is lengthy and it is unlikely that a plan will be adopted to alter the land use allocation for a few years. Therefore the aim is to put into place an Interim Planning Statement that will be treated as a material consideration for any future development proposals put forward for this area.

2.4 The purpose of the Interim Planning Statement is to set out the current context of the area, identify the council's vision for the future, recognise where significant land use changes may take place and address how it hopes to achieve this during the emerging policy being prepared and adopted.

2.5 The Interim Planning Statement will go through a round of consultation during summer 2018. If it is considered acceptable, it will be adopted at Cabinet later in the year. It will not form part of the Local Development Scheme nor constitute a Supplementary Planning Document but will be a material consideration for future decision making within the area.



3. BACKGROUND

3.1 Black Patch lies within the Soho and Victoria ward. The area is delineated by the Midland Metro and rail lines to the north and south, the Birmingham Canal and Booth Street to the west, the Birmingham Canal and Booth Street to the west. It lies on the border with Birmingham City and within the wider area of Greater Icknield and Smethwick which is set for major regeneration in the coming years to deliver up to 5000 new homes and additional social infrastructure.

3.2 The wider area incorporates Anne Road and Foundry Lane, both dominated by older industrial premises and vacant sites. The uses in this

area concentrate on metal recycling, car repairs and portakabin storage. The largest sites are occupied by two long established major employers; Sims Metal Recycling who occupy a number of sites in the vicinity and Avery Weigh Tronix located to the south-west.

3.3 To the south lies an enclave of housing owned by Midland Heart. There are currently 25 semi-detached homes and a hostel which has recently been refurbished and converted into flats. An area to the east at Boulton Road currently holds a temporary planning permission to be used as a Transit Site.

3.4 Central to the area is Black Patch Park. The park is underused and subject to anti-social behaviour in parts. The Community Centre ceased to be used once the maisonettes at Boulton Road were demolished some 10 years ago and it had been subjected to extensive vandalism and arson. It has recently been demolished due to its unstable condition. The Park has been dominated by traveller encroachment in the past with damage to the park and extensive waste left following eviction.

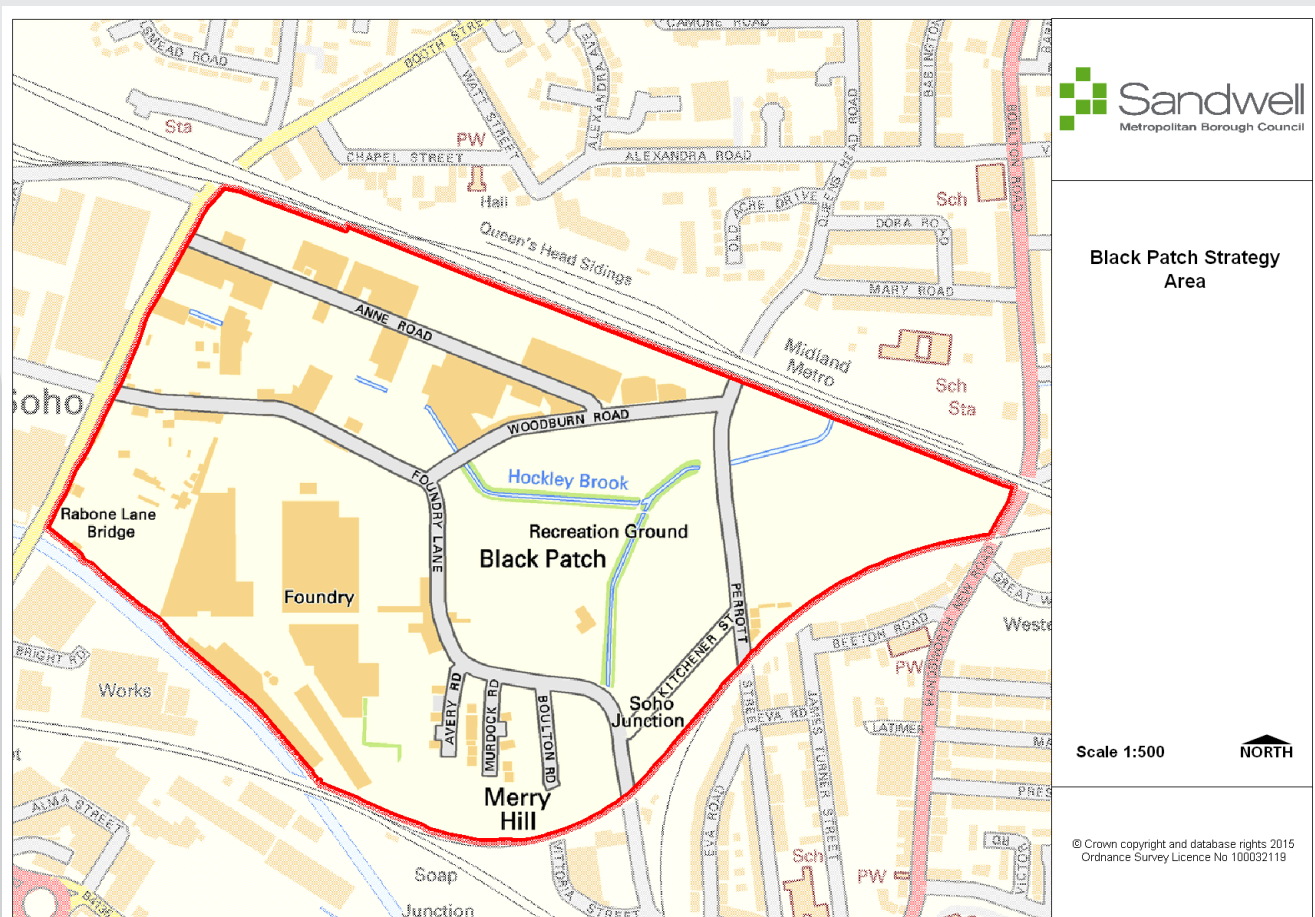


Figure 1: Site Context

4. THE CURRENT SITUATION

4.1 The area around Black Patch Park is primarily industrial in nature. Having once been an area of mixed use, with Black Patch Park set within a vibrant resident community living harmoniously alongside industrial uses. Recent years has seen the degradation of the area, with the introduction of lower grade businesses and the demolition of the housing at Kitchener Street, Boulton Road and Wellington Street.

4.2 The current policy for the area is contained within the Site Allocations and Delivery DPD (SAD DPD) which allocates the majority of the land for employment related purposes, except the Park which is allocated for Community Open Space and the Merry Hill Allotments which are unallocated.

4.3 Black Patch Park lies central to the area and consists in the main of grassland and trees. The park is dissected by Hockley Brook thereby splitting into three distinct areas, the top portion lending itself to pitches, which could be used informally for football, the south-eastern section for informal recreation and the eastern section is extremely overgrown and the location of much of the anti-social behaviour. The park seems to be used infrequently but does have an active Friends of Black Patch Park Group. Due to the activities of fly-tippers and travellers the area is in an extremely poor condition and unrecognisable from its former status as a main focal point for recreation. The state of the Park and unauthorised encampments has also meant that the regular football teams have found alternative pitches due to concerns for safety. The Community Centre has recently been demolished.

4.4 To the south lies land either side of Kitchener Street – an area cleared of its terraced housing some thirty years ago and which is now vacant and overgrown. The road has been gated to deter further anti-social behaviour and the land is allocated in the Development Plan for Industrial use. This is one of the sites being proposed for future residential use.

4.5 The second site to be included for potential development is Merry Hill Allotments. Out the 113 plots on site, occupation levels are low at approximately 37% with limited cultivation taking place. The allotment gardens, like the Park, have been subjected to high levels of anti-social behaviour. The Allotment site is not allocated in the Development Plan, however any disposal of allotments needs to be authorised by the Secretary of State. The council is currently consulting the allotment holders on a potential relocation and compensation package following support from the National Allotment Society. If a positive response is received from consultation with plot holders, this site will also be considered for land use change to residential.



5. PLANNING POLICY

5.1 Any proposals for development within Sandwell will be assessed against the adopted Development Plan and any associated national planning policy. In the case of the proposed development at Black Patch, the guiding policy issues will be considered against the National Planning Policy Framework (NPPF), the Black Country Core Strategy (BCCS) and the Site Allocations and Delivery DPD (SAD DPD). The National Planning Policy Framework.

5.2 The NPPF came into force on 27th March 2012. It sets the planning policies for England and provides a framework by which local people and their relative councils are able to prepare their own local and neighbourhood plans which reflect the needs and priorities within their communities. The NPPF must be taken into account when determining planning applications.

5.3 The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These roles should be considered jointly and simultaneously through the planning system which should seek to improve the built, natural and historic environment whilst also assisting in the growth and regeneration of areas for the betterment of its residents and investors.

5.4 The NPPF does not change the statutory status of the development plan in decision making. Developments that comply with the development plan should be approved and those that conflict should be refused unless other material considerations indicate otherwise. However the NPPF will be treated as a material consideration in determining planning applications.

5.5 In terms of the Black Patch proposals, the NPPF states that local authorities should positively seek to meet the development needs of their area and be flexible enough to adapt to rapid change, especially where there would be undeniable benefits to the wider objectives of sustainable development. It promotes the need to deliver a wide choice of high quality homes by identifying suitable sites for housing development, delivering appropriate levels of affordable housing based upon need assessments, and set out the type, tenure and density of development across an area.

5.6 In addition, the NPPF recognises the need for the planning system to play an important role in creating healthy communities, involving communities in the development of Local Plans and facilitating neighbourhood planning. This will assist in the development of cohesive communities, safe and accessible environments where the fear and perception of crime may be reduced and to deliver the social, recreational and cultural facilities to support

the residents and visitors to an area. Access to high quality open spaces and opportunities for sport and recreation can assist in the health and well-being of a community. Therefore existing open spaces should not be built upon unless an assessment has been undertaken that shows it to be surplus to requirements or alternative provision will compensate for its loss.

Black Country Core Strategy

5.7 The Black Country Core Strategy (BCCS) was adopted in February 2011. It is a spatial planning document that sets out the spatial vision, objectives and strategy for future development in the Black Country up to 2026. Black Patch sits within Regeneration Corridor 12 of the Core Strategy – Oldbury/West Bromwich/Smethwick – which concentrates on employment and housing growth. In the Core Strategy, this area has been identified for the retention of local employment land.

5.8 The majority of the Black Patch/North Smethwick area is allocated as local employment land. Policies contained within the BCCS safeguards land for manufacturing and logistics uses within B1 (b) (c), B2 and B8 use classes. Local quality employment areas provide for the needs of locally based investment such as industry and warehouse, motor trade, builders merchants and waste and scrap metal facilities which are prevalent in Anne Road and

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Foundry Lane. With regards the Black Patch area, proposals for housing would not be in accordance with the policies contained within the BCCS for the future employment growth in this area of the Borough. The loss of employment land for residential would be seen as a departure from the Development Plan and therefore the benefits for housing would need to be justified.

5.9 Policies within the BCCS which will need consideration include DEL1, which recognises the need for all new developments to be supported by on and off-site infrastructure to serve the development and DEL2 which refers to the need to manage the balance between Employment Land and Housing. This is particularly important given the loss of employment land at Kitchener Street to housing and the potential for this to extend onto other areas in the future. EMP3 sets out the requirement to retain Local

Quality Employment Land, as identified within the allocations for this area, and TRAN2 which states that new development will only be allowed where it can be demonstrated that the transport implications can be resolved.

5.10 However, other policies within the BCCS may also be relevant for the delivery of housing within Black Patch. Policy HOU1 – Delivering Sustainable Housing Growth states that there should be sufficient land identified to meet the housing requirements up to 2026 which are identified within the Key Diagram of the BCCS. However other sites will be sought through allocations and planning permissions on suitable sites. Policy HOU2 ensures the provision of a range of housing in terms of density, type and accessibility which together with HOU3 (Delivering Affordable Housing) aims to assist in safeguarding sufficient homes to satisfy a range of needs.

5.11 Additional policies in the BCCS include the need to consider the retention of open space, the protection and enhancement of the green infrastructure network, dealing with Flood Risk and improving design quality. These can be supported by policies ENV6, CSP3, ENV5 and ENV3 respectively.

Site Allocations and Delivery Development Plan Document (SAD DPD)

5.12 The land use allocations for Black Patch were originally set out in the Smethwick Area Action Plan which was adopted in 2008. These allocations have now been incorporated into the Site Allocations and Delivery DPD (SAD DPD). The SAD DPD was adopted in December 2012 and assists in guiding development within the Borough until 2021. It sets out the local policies and allocations in conformity with the Black Country Core Strategy.

5.13 As previously mentioned, the allocations in the SAD DPD would not allow for residential to be considered appropriate development, and the proximity of the industrial uses could affect the environmental quality of a residential development. Of particular relevance is policy SAD EMP 4 – Relationship between Industry and Sensitive Uses which outlines that proposals for industrial development that may affect residential will not be allowed. Equally, proposals that may affect existing industrial uses will not be permitted unless the

adverse effects can be mitigated against. Regard needs to be had as to whether introducing residential into this area will affect the existing businesses. There are no set distances for development within the vicinity of permitted waste sites although a general guide from the Environment Agency responsible for granting Environmental Permits is that a buffer of between 200 – 500 metres would be acceptable. Taking this into account, the residential development may not be unduly affected by the nearest waste site as it lies approximately 300 metres to the west.

5.14 Policy H2 – Housing Windfalls states that residential development not allocated for housing will only be permitted if they are previously developed land, the development of the site will not reduce the overall availability of local employment land and the use is compatible with other development plan policies. The proposal for residential on the Kitchener Street site will unfortunately lead to a reduction in local employment land. However, consideration needs to be had as to whether the wider benefit in bringing forward residential development and creating a new community with much needed housing outweighs the loss of the employment land in the longer term. It is anticipated that the sites currently identified in the statutory plan are

sufficient to accommodate the five years' supply required by Government. However, a review is underway and there are indications that future provision may not be able to be met, due to some sites not coming forward in the time period and a shortfall of available and appropriate sites may be possible. The Allotments however is not considered to be previously developed land but the same consideration regarding the benefit in the longer term will need to be applied. Clearly the policy regarding Affordable Housing (SAD H3) will be applied in conjunction with HOU3 of the Black Country Core Strategy.

5.15 Policy SAD EOS4 states that Community Open Space should be provided within walking distance of the local population. And where this is provided, it should be retained and improved where necessary. The current work being undertaken in the Park is supported by this policy. The design of the new development will need to conform to existing policy – SAD EOS9 (Urban Design Principles) and the adopted Residential Design Guide SPD. This will ensure that the design is of the highest quality, creating a good environment in which to live and visit.



6. INTERIM LAND USE FRAMEWORK AND MASTERPLAN

6.1 The Site Allocations and Delivery DPD commenced its review in early 2018. However, due to the lengthy process involved in reviewing and adopting a local plan, it is unlikely that this document will be adopted for three years. Whilst the land at Kitchener Street has been allocated for employment uses since 2008, no development has been forthcoming. The Allotments have declined in usage in recent years and the Park has lost its focus as an area for recreational activity due to the declining residential population and problems with anti-social behaviour.

6.2 Therefore, a review of the land uses in this area is required, to address the need for good quality housing as well as providing a renewed focus for the park and resolving the issue of lack of cultivation at the allotments. This is necessary prior to the adoption of the reviewed SAD DPD or other statutory local plan for this area.

6.3 The area faces many challenges which need to be resolved when considering the introduction of housing on the sites at Kitchener Street and the Allotments. Firstly, the area to the west is predominantly industrial which would be considered a non-conforming use adjacent to residential due

to the potential noise and air quality issues arising from such uses. Secondly, there is limited social infrastructure in the locality to provide sufficient support to the new residents such as health and education.

6.4 In addition to this, the provision of public transport is limited to the Midland Metro line to the north, giving access to Birmingham and Wolverhampton via West Bromwich and restricted bus services nearby in Birmingham. No buses directly serve this area at the moment. The nearest railway stations are located at Rolfe Street and The Hawthorns, both of which are approximately 20 minutes' walk from Black Patch. Future discussions will be required with Transport for West Midlands and the Metro Alliance on how signposting may be improved to better guide residents and visitors to the nearby Metro stops. In addition to this, it may be necessary to investigate whether any improvements are needed to make the route safer and present an improved experience for travellers with, for example, better lighting and landscaping.



6.5 The canal network can be accessed from Avery Road which provides an additional mode of transport for walkers and cyclists wishing to travel into Birmingham or Smethwick/Oldbury. The towpaths on this route have recently been resurfaced. There is a proposed cycle route through Black Patch that forms part of the proposed strategic cycle network adopted in the Black Country Core Strategy. It is the intention to invest further in improving the accessibility to the canal from this point in the near future.

6.6 To ascertain whether or not a residential development would be acceptable on the two sites outlined above, consultants were commissioned to undertake a study of Flood Risk, Ecology, Noise, Air Quality and ground conditions. To gain a more in-depth result, further analysis on air quality is still to be undertaken with results expected in a couple of months. However, the results of the other studies have clarified that subject to site layout principles being followed, the sites would be suitable to receive redevelopment for housing purposes. There may be other investigations required, such as more detailed ground conditions to ascertain the appropriate remediation and foundation options required and more detailed ecology surveys to inform appropriate ecological mitigation, compensation and enhancement measures. However, principally, the nearby industrial uses would not prevent residential development taking place.

6.7 The results of the Environmental Studies, highlighting issues and how to mitigate against potential situations are set out below;

Noise

6.8 Based upon the environmental noise survey undertaken in April 2018, the initial site noise risk assessment indicates that the site is predominantly likely to be acceptable for residential development from a noise perspective provided that good acoustic design process is followed.

6.9 Most plots will be able to adopt a natural ventilation strategy if a reasonable set-back of properties from the major roads is achieved. However, residential buildings located within 20 metres of the A4040 and both Foundry Lane and the elevated rail line to the south are likely to require a passive attenuated ventilation strategy and appropriate glazing.

6.10 The requirement for this could be reduced through locating bedrooms and external spaces to the rear of the properties, away from the site boundary and therefore the rail line and A4040. The properties themselves would also provide screening from the noise sources. Where a 20 metre buffer cannot be achieved, higher performing glazing units



and enhanced ventilation specifications may be required.

Air Quality (including odour, dust and other particulate emissions)

6.11 The interim findings on air quality cover only two months of monitoring so far. Additional surveys are being undertaken to gather a full set of results and should be available later in summer 2018 following consultation.

6.12 The results from the majority of the monitoring points show that the air quality is below the annual mean NO₂ Air Quality Strategy objective. There is only one monitoring point located at Beeton Road that exceeds this objective. The initial results, therefore, show that the site is likely to be acceptable for residential development subject to design of development.

6.13 To record any odours in the area, the olfactory screening test (sniff test) has been undertaken monthly to coincide with air quality monitoring visits.

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Various locations across the area were chosen for the tests. The location on Perrott Street was considered the best to represent odours at the proposal site. Odours were recorded varying from weak to strong, which are constant in nature, and characterised by an odour described as sewage, chemical and industrial sweet odour. The source of the odour could not be identified but is thought to be linked to the existing surrounding industrial activities. Again, the odours could be mitigated by good design principles.

Visual dust and Particulate Emissions

6.14 During the site walk-over visits, nuisance dust was identified on the roads and pavement of Foundry Lane and Woodburn Road. It is likely that this dust has been deposited from the tyres of heavy duty vehicles accessing the various industrial units in the local area.

It is not considered that this dust and particulate to be a nuisance for residential development and no recommendations have been suggested.

6.15 To mitigate against any air quality issues, the layout of the proposed development can be designed to ensure that properties are set-back from the road by 20 metres and where this is not achievable, other measures such as mechanical ventilation with NOx filtration may be required. Green infrastructure, for example ivy screens could be provided on the roadside at the A4040 to reduce the dispersion of emissions onto the pavement and into the development site. No public spaces to face the industrial activities on Anne Road or Wellington Street and windows to sensitive habitable rooms to be located where there is unlikely to be an odour or dust impact. In addition to this, highly fragranced plants

should be used in areas of landscaping or climbing plants can be utilised on the closest residential buildings to the industrial activities on Anne Road or Wellington Street.

Ecology

6.16 The site contains a variety of habitats that could offer opportunities for a range of protected species. An Extended Phase 1 Habitat Survey undertaken in March 2018 has identified the following habitats;

- Arable weeds;
- Common species of amphibian. The Site is not considered to be suitable for Great Crested Newts;
- Badgers;
- Bats;
- Common species of birds;
- Hedgehog;
- Common species of invertebrates;
- Reptiles; and
- Invasive Species.

6.17 A Preliminary Ecology Appraisal has been prepared for the proposed development sites and has recommended the retention of green corridors on site to retain a suitable habitat for commuting bats.

This should include the peripheral woodland within the Park and woodland and scrub located along the peripheries of the allotment gardens and adjacent railway embankments.

Wherever possible, new green corridors should be created within the proposed development. In addition to this, it is suggested that an arable weed survey be undertaken in the summer months to determine the presence or absence of significant arable weeds. This will guide which parts of the allotments may be of greater value to retain.

6.18 A more detailed proposal for residential development may require further ecology reports to be completed to determine the presence of bats, badgers and reptiles. A planning application for new homes could consider introducing additional measures to benefit wildlife such as the use of native species within landscaping schemes, the reduction in use of harmful pesticides, the provision of living roofs/green roofs and the installation of artificial habitats for bats, bird, invertebrates and hedgehogs.

Ground Conditions and Surface Water Quality

6.19 The northern part of the site encroaches into an Outer Zone of the Planning Hazardous Substance consent. However, the zone only affects a small area of the proposed site and initial enquiries with

the Health and Safety Executive (HSE) has identified that it is unlikely that the Health and Safety Executive would advise against development given the number of homes that could be accommodated here and the fact that it is in the Outer Zone also lowers the risk of any potential hazard. Further consultation with the HSE may be required once detailed designs are forthcoming.

6.20 Site investigations have previously been undertaken for the Kitchener Street site. The results indicate that overall there is evidence of made ground, and in particular the area in Kitchener Street shows signs of materials below ground, possibly discarded rubble from demolition of the

homes and also evidence of basements. These reports also state that there are indications of asbestos debris. During a site walkover survey, demolition rubble, fly-tipped material and narcotics were observed which represent potential sources of contamination to future users of the proposed sites, off-site residents and ground clearance and construction workers. Former ground investigations recorded elevated concentrations of ground gas which may result in gas protection measures being required in future buildings.

6.21 Therefore, any future development for residential will need to be mindful of the ground conditions and the



potential remediation measures required to reclaim the site for housing. Further more in-depth site investigations may be required.

Flood Risk

6.22 The Hockley Brook is an open culvert watercourse which runs through Black Patch Park. A Flood Zone is shown in the northernmost area falling within Flood Zones 2 & 3, although there are no records of historical flooding within the site. Recent site visits have observed surface water flooding, generally associated with localised topographical depressions and areas of remaining hardstanding. Ponding also occurs across the site. Due to the location of Flood Zone 3 to the north of the Allotments site, residential development should be avoided in this part of the site but provision of an attenuation basin should be considered.

6.23 Several sewers ranging in diameter from 150 to 1200mm flow across the Site. Severn Trent Water has

confirmed that 'Protection Strips' (Sewer Easements) of between 6 and 15m apply to these sewers. No structures would be permitted within the sewer easements. Therefore it is also suggested that further discussions with Severn Trent are held to discuss the options for diverting the sewers that cross the sites as the current easements will restrict the developable area.

6.24 Overall, the results from the Environmental Reports commissioned to date have shown that subject to a few more detailed surveys or investigations and good layout designs to mitigate against potential issues, the two sites at Kitchener Street and the Allotments could be developed for housing.

Black Patch Park

6.25 Black Patch Park was previously the focal point in the area. It provided sport and recreational facilities for the nearby residents, including a primary school, tennis courts and a community centre. Since the demise of the housing in this area, and the

demolition of the school and community centre, the park has become significantly unused and a haven for anti-social behaviour and traveller encroachment. Lack of maintenance has added to its degradation and perception of crime has increased.

6.26 The park seems to be used infrequently but does have an active Friends of Black Patch Park Group seeking to maintain the park's status and improvement. Due to the activities of fly-tippers and travellers the area is in an extremely poor condition and unrecognisable from its former glory when used extensively by the resident population. The state of the Park and unauthorised encampments has also meant that the regular football teams have found alternative pitches due to concerns for safety. However, the proposal to introduce more housing into the area will lead to a new community being established and therefore the park will benefit for increased usage.

6.27 In order to progress this, the Friends of Black Patch Park has engaged with Sandwell Council's Parks Section to ascertain the level of improvements required in order to support the needs of a new community. A five year Action Plan of works and improvements has been prepared which deals with upgrading existing facilities such as football pitches, paths and landscaping as well as the introduction of new amenities such as a Community Room,



play areas and a BMX track. Work has already commenced with general maintenance, clearing of fly-tipping and the installation of new bins. However the remainder of the works will be subject to funding over time but improving the environmental quality of the area will be paramount in order to attract house builders to Black Patch.

6.28 A Masterplan for the Black Patch area is shown below. The vision for the area is to attract new housing onto the two sites at Kitchener Street and Merry Hill Allotments. The housing at Avery Road and Murdock Road will remain, and there is the potential for the site at Boulton Road to come

forward for housing if the temporary Transit Site is removed, although other uses would be considered nearer the time

6.29 The existing industrial uses will be retained as they add to the portfolio of local employment land which plays an important role in providing a valuable source of low cost accommodation which is vital for local employment needs. Black Patch Park will also be retained and subject to available funding, improvements and maintenance will continue to add to the facilities on offer in the community.

6.30 It is anticipated that the two sites could accommodate

up to approximately 180 new homes. However this will be subject to final designs being submitted, the overall density of the proposal and the types of units provided. The level of social infrastructure for example, schools and health centres is located within the vicinity, within Birmingham City authority. It is anticipated that the current demand for these services can be met with existing provision in the area although further studies may be required when more detailed proposals are forthcoming. Due to the interest in retaining the allotments by some plot holders, the provision of a small area to accommodate new allotment plots will also be considered in the overall design.

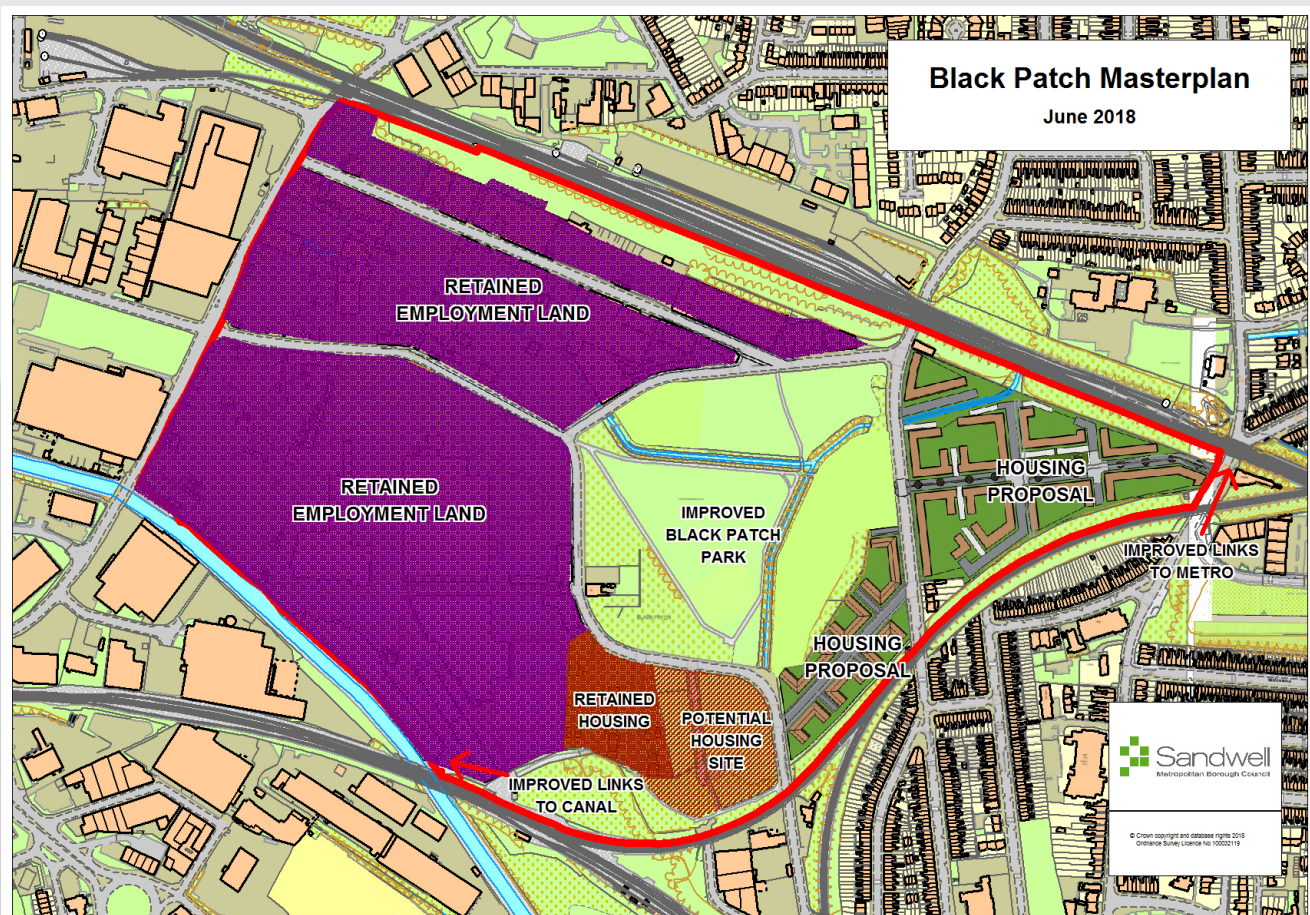


Figure 2: Masterplan

7. CONSULTATION

7.1 The proposals set out in this Interim Planning Statement were subject to public consultation in line with The Town and Country Planning (Local Planning) (England) Regulations 2012 and subsequent amendments. Consultation was undertaken with a wide range of stakeholders and interested parties including local residents and businesses, Birmingham City Council as an adjoining authority, Friends of Black Patch Park and the Allotments groups and Society. Following consultation during summer 2018, comments were considered and the results reported to Cabinet in November which agreed to approve the Interim Planning Statement and Masterplan.



Think Local

A key Sandwell Metropolitan Borough Council objective is to positively influence its local economy, local people's skills and local employment prospects. To help achieve this objective the Council ensure that the use of 'Community Benefits' clause in purchasing power is fair and transparent to help maximise prosperity and increase employment that will provide social and economic benefits for the people of Sandwell.

The proposal of 'community benefits' within planning developments will provide a diversity of employment in the area. This may include construction posts during development and a range of employment in the longer term including retail and office based posts. The developments could also provide a range of opportunities for local businesses.

It is therefore recommended that any recruitment, training or purchasing requirements recognised in new and existing development works may be delivered via the following provisions:

'THINK LOCAL' Economy,
Employment & Skills:

0121 569 2157

FIND IT IN SANDWELL Local

Purchasing: **0121 569 2104**

www.finditinsandwell.co.uk

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