

Sustainability Appraisal of the Sandwell Local Plan 2024-2041

Regulation 19 SA Report

Volume 3 of 3: Appendices

FINAL

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LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY



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Volume 3 of 3: Appendices

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Appendices

[Appendix A: Plan, Policy and Programme Review](#)

[Appendix B: SA Framework](#)

[Appendix C: Consultation responses](#)

[Appendix D: Site assessment methodology and assumptions](#)

[Appendix E: Pre-mitigation assessment of reasonable alternative sites](#)

[Appendix F: Policy assessments](#)

[Appendix G: Post-mitigation assessment of reasonable alternative sites](#)

[Appendix H: Selection and rejection of reasonable alternative sites](#)

Appendix A: Plan, Policy and Programme Review

A.1	Accessibility and transport	A1
A.2	Air	A5
A.3	Biodiversity, flora and fauna	A8
A.4	Climatic factors	A14
A.5	Cultural heritage.....	A20
A.6	Human health	A24
A.7	Landscape.....	A28
A.8	Population and material assets.....	A31
A.9	Soil	A37
A.10	Water	A38

A.1 Accessibility and transport

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to accessibility and transport
National Planning Policy Framework (2023) ¹	<p>The NPPF includes guidance on promoting sustainable transport, and requires development plans to seek to reduce GHG emissions and congestion, reduce the need to travel, and explore opportunities for the sustainable movement of people and goods. Transport should be considered from the earliest stages of plan-making and development proposals so that:</p> <ul style="list-style-type: none"> • the potential impacts of development on transport networks can be addressed; • opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated; • opportunities to promote walking, cycling and public transport use are identified and pursued; • the environmental impacts of traffic and transport infrastructure can be identified, assessed and considered – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and • patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.
HM Government: The Road to Zero (2018) ²	<p>This report outlines the transition to zero-emission road transport. This includes measures to reduce emissions from vehicles including specific targets for Heavy Goods Vehicles (HGVs), promoting low- and zero- emission cars and developing high quality electric vehicle infrastructure networks.</p>
Department for Transport: Towards a Sustainable Transport System: Supporting Economic Growth in a Low Carbon World (2008) ³	<p>Outlines five national goals for transport, focusing on the challenge of delivering strong economic growth while at the same time reducing greenhouse gas emissions. It outlines the key components of national infrastructure, discusses the difficulties of planning over the long term in the context of uncertain future demand and describes the substantial investments we are making to tackle congestion and crowding on transport networks. The National Goals for Transport are as follows:</p> <ul style="list-style-type: none"> • Goal 1: To reduce transport’s emissions of carbon dioxide and other greenhouse gases, with the desired outcome of tackling climate change.

¹ MHCLG (2023) National Planning Policy Framework. Available at: https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf [Date accessed: 12/08/24]

² HM Government (2018). Available at: <https://assets.publishing.service.gov.uk/media/5b968e3ee5274a13859deed2/road-to-zero.pdf> [Date accessed: 03/07/24]

³ Department for Transport: Towards a Sustainable Transport System: Supporting Economic Growth in a Low Carbon World (2007) Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/228953/7226.pdf [Date accessed: 03/07/2024]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to accessibility and transport
	<ul style="list-style-type: none"> • Goal 2: To support economic competitiveness and growth, by delivering reliable and efficient transport networks. • Goal 3: To promote greater equality of opportunity for all citizens, with the desired outcome of achieving a fairer society. • Goal 4: To contribute to better safety, security and health and longer life expectancy by reducing the risk of death, injury or illness arising from transport, and by promoting travel modes that are beneficial to health. • Goal 5: To improve quality of life for transport users and non-transport users, and to promote a healthy natural environment.
Department for Transport: Connecting People: a Strategic Vision for Rail (2017) ⁴	<p>The document describes the government’s strategic vision for the railways, and the actions that will be taken to make it a reality. The key priorities include:</p> <ol style="list-style-type: none"> 1. A more reliable railway 2. An expanded network 3. A better deal for passengers 4. A modern workforce 5. A productive and innovative sector
Cycling and walking plan for England (2020) ⁵	<p>The ‘Gear change: a bold vision for cycling and walking’ document sets out a vision for a travel revolution in England’s streets, towns and communities. The plan sets out the multiple benefits of increased cycling and walking including health, congestion, the economy and air quality, and the vision that “<i>cycling and walking will be the natural first choice for many journeys with half of all journeys in towns and cities being cycled or walked by 2030</i>”. The plan sets out four main themes to achieve this vision:</p> <ul style="list-style-type: none"> • Theme 1: Better streets for cycling and people; • Theme 2: Cycling at the heart of decision-making; • Theme 3: Empowering and encouraging Local Authorities; and • Theme 4: Enabling people to cycle and protecting them when they do.
Movement for Growth: The West Midlands Strategic Transport Plan ⁶	<p>The Movement for Growth Strategy is based on the West Midlands Combined Authority’s Strategic Economic Plan (SEP) and seeks to create a modern, efficient and reliable transport system. The Movement for Growth document is accompanied by a 10-year delivery plan which outlines key supporting transport projects that will deliver many of the SEP’s outcomes over the coming decade.</p> <p>The vision for transport in the West Midlands Metropolitan Area is: “<i>We will make great progress for a Midlands economic ‘Engine for</i></p>

⁴ Department for Transport (2017) Connecting people: a strategic vision for rail. Available at: <https://www.gov.uk/government/publications/a-strategic-vision-for-rail> [Date accessed: 12/08/24]

⁵ Department for Transport (2020) Cycling and walking plan for England. Available at: <https://www.gov.uk/government/publications/cycling-and-walking-plan-for-england> [Date accessed: 03/07/24]

⁶ West Midlands Combined Authority (no date) Movement for Growth: The West Midlands Strategic Transport Plan. Available at: <https://www.tfwm.org.uk/media/3uki3yw0/movement-for-growth.pdf> [Date accessed: 03/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to accessibility and transport
	<i>Growth', clean air, improved health and quality of life for the people of the West Midlands. We will do this by creating a transport system befitting a sustainable, attractive and economically vibrant conurbation in the world's sixth largest economy".</i>
West Midlands Local Transport Plan Green Paper: Reimagining transport in the West Midlands: Local Transport Plan Draft Core Strategy (2021) ⁷	The proposed Core Strategy for the fifth LTP for the West Midlands sets out the overall aims, vision and approach to guide the development and delivery of transport policies until the end of 2041. It seeks to: Sustain economic success; Create a fairer society; Support local communities and places; Become more active; and Tackle the climate emergency. The emerging fifth Local Transport Plan for the West Midlands will replace the Movement for Growth Strategy, when adopted.
Transport for West Midlands: Congestion Management Plan ⁸	The Congestion Management Plan aims to: <ol style="list-style-type: none"> 1. Tackle congestion hotspots through further investment in roads; 2. Push for greater traffic management powers, including moving traffic offences; 3. Invest in technology to help monitor performance and manage traffic; 4. Deliver a regional transport coordination centre for all modes in partnership with local authorities, Highways England and West Midlands Police to manage incidents/major events; 5. Invest in road safety and work with the Police and Crime Commissioner to manage road incidents more efficiently; 6. Continue to build capacity into the public transport networks; 7. Invest in communication and information tools and become a trusted source of travel advice; 8. Coordinate the delivery of the transport investment programme and minimise impact through collaboration with the Resilience Partnership; 9. Make better use of the M6 Toll; and 10. Deliver a travel demand action plan to encourage residents and businesses to re-mode, re-route, re-time or remove some journeys.
Sustainable Modes of Travel Strategy for Schools in Sandwell (2019) ⁹	The strategy aims to encourage and enable young people and school staff across Sandwell to use more sustainable modes (walking, cycling, public transport, car sharing, and 'park and stride' schemes) to travel to and from school. Some specific objectives of the strategy are: <ul style="list-style-type: none"> • School Travel Plans: to ensure all schools have School Travel Plans that are regularly monitored, reviewed and kept up to date.

⁷ Transport for West Midlands (2021) Reimagining transport in the West Midlands: Local Transport Plan Draft Core Strategy. Available at: <https://www.tfwm.org.uk/media/icvfrghp/wm-ltp-core-strategy-v0-7.pdf> [Date accessed: 03/07/24]

⁸ Transport for West Midlands (no date) Congestion Management Plan. Available at: https://www.tfwm.org.uk/media/oxyfypvz/tfwm_cm-plan-aw_v3_lr_spreads.pdf [Date accessed: 03/07/24]

⁹ Sustainable Modes of Travel Strategy for Schools in Sandwell (2019). Available at: <https://www.sandwell.gov.uk/downloads/file/1347/smbc-sustainable-modes-of-travel-to-school-strategy--2019-update> [Date accessed: 03/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to accessibility and transport
	<ul style="list-style-type: none"> • Awareness: to ensure that all young people and parents are aware of the travel options, particularly when they are making decisions about admissions and their choice of school. • Travel choice: to ensure that Sandwell builds on its achievements to date and reduces the number of pupils travelling to and from school by car.
Sandwell Cycling and Walking Infrastructure Plan (2020) ¹⁰	<p>Sandwell's Cycling and Walking Infrastructure Plan (SCWIP) carried out audits of existing walking and cycling routes across the borough to identify areas with the greatest opportunity to affect mode shift towards active transport modes, in line with SMBC's aim to increase the number of trips made by foot or bicycle. The SCWIP aims to:</p> <ul style="list-style-type: none"> • Assist the implementation of the West Midlands Strategic Cycle Network; • Identify the local networks within Sandwell with a prioritised plan for delivery; • Coordinate the plan with existing plans for the Black Country and the West Midlands to ensure a consistent and aligned approach to delivery; and • Integrate this plan into a clear planning and transport policy document and delivery plan, taking into consideration the overarching West Midlands strategies for planning and transport. <p>The SCWIP will be integrated with other walking and cycling strategies and used on an ongoing basis to shape the cycling and walking implementation plans. The SCWIP will be refreshed in 2024 incorporating new routes and walking zones, with improved data including school data from the Propensity to Cycle tool, 2021 Census data and more detailed data to support walking interventions.</p>

¹⁰ Mott MacDonald (2020) Sandwell Cycling and Walking Infrastructure Plan (SCWIP) January 2020. Available at: <https://www.sandwell.gov.uk/downloads/file/778/sandwell-cycling-and-walking-infrastructure-plan> [Date accessed: 03/07/24]

A.2 Air

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to air
EC Air Quality Directive (1996) ¹¹	Aims to improve air quality throughout Europe by controlling the level of certain pollutants and monitoring their concentrations. In particular, the Directive aims to establish levels for different air pollutants; draw up common methods for assessing air quality; methods to improve air quality; and make sure that information on air quality is easily accessible to Member States and the public.
Clean Air Strategy (2019) ¹²	This Clean Air Strategy sets out how the Government will tackle all sources of air pollution, making air healthier to breathe, protecting nature and boosting the economy. The strategy includes targets such as a commitment to reduce PM2.5 concentrations across the UK, so that the number of people living in locations above the World Health Organisation (WHO) guideline level of 10 µg/m ³ is reduced by 50% by 2025.
Air Quality Plan for Nitrogen Dioxide in the UK (2017) ¹³	<p>The Air Quality Plan represents the statutory air quality plan for nitrogen dioxide (NO₂), setting out how the UK will be reducing roadside NO₂ concentrations. This plan focuses on meeting the legal requirements for reducing nitrogen dioxide set out in the Air Quality Standards Regulations 2010¹⁴.</p> <p>The document sets out the background to the issues, including the impacts of air pollution on public health, the natural environment and the economy, and key sources of NO₂ pollution. The document summarises the range of existing actions that have been put in place to tackle pollution from road transport, and sets out additional actions that will be required, including:</p> <ul style="list-style-type: none"> • More stringent laboratory testing requirements for type approval of new Light Duty Vehicles; • New Real Driving Emissions requirements for light passenger and commercial vehicles; • Support for low emission freight; • Lorry emission technology checks at roadside; • Additional funding for new low emission buses and electric taxis, and retrofitting older buses; • Review of information available to car buyers at the point of sale; and • Review and update of regulations to support alternative fuels and changed approach to vehicle tax and levies.

¹¹ EC Air Quality Directive (1996) Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31996L0062&from=ES> [Date accessed: 03/07/24]

¹² DEFRA et al. (2019) Clean Air Strategy 2019. Available at: <https://www.gov.uk/government/publications/clean-air-strategy-2019> [Date accessed: 03/07/24]

¹³ DEFRA and DfT (2018) Air quality plan for nitrogen dioxide (NO₂) in UK. Available at: <https://www.gov.uk/government/publications/air-quality-plan-for-nitrogen-dioxide-no2-in-uk-2017> [Date accessed: 03/07/24]

¹⁴ Air Quality Standards Regulations 2010. Available at: <https://www.legislation.gov.uk/ukxi/2010/1001/contents/made> [Date accessed: 03/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to air
National Planning Policy Framework (2023) ¹⁵	The NPPF states that plans should prevent development from contributing to, or being put at risk of, air or water pollution. Plans should consider the presence of Air Quality Management Areas and cumulative impacts on air quality from individual sites in local areas.
A Green Future: Our 25 Year Plan to Improve the Environment (2018) ¹⁶	<p>The 25YEP sets out Government action to help achieve natural world regain and retain good health, whereby the 2021 Environment Act (2021) aims to embed the following goals of the 25YEP into new legislation:</p> <ul style="list-style-type: none"> • Clean air; • Clean and plentiful water; • Thriving plants and wildlife; • A reduced risk of harm from environmental hazards such as flooding and drought; • Using resources from nature more sustainably and efficiently; and • Enhanced beauty, heritage and engagement with the natural environment. <p>The Plan seeks to achieve clean air by:</p> <ul style="list-style-type: none"> • Meeting legally binding targets to reduce emissions of five damaging air pollutants. This should halve the effects of air pollution on health by 2030; • Ending the sale of new conventional petrol and diesel cars and vans by 2040; and • Maintaining continuous improvement of emissions by building on existing good practice and the successful regulatory framework.
Environmental Improvement Plan 2023 ¹⁷	<p>The Environmental Improvement Plan (EIP) 2023 for England is the first revision of the 25YEP. It builds on the 25YEP vision with a new plan setting out how the government will work with landowners, communities and businesses to deliver each of the goals for improving the environment, matched with interim targets to measure progress. Taking these actions will help to restore nature, reduce environmental pollution, and increase the prosperity of our country. To achieve clean air, the EIP sets out to:</p> <ul style="list-style-type: none"> • Cut overall air pollution by tackling the key sources of emissions, including reducing the maximum limits for domestic burning appliances in Smoke Control Areas. • Tackle specific hotspots by challenging councils to improve air quality more quickly, while supporting them with clear guidance, funding, and tools. • Reduce ammonia emissions by using incentives in our new farming schemes, investing £13 million in slurry storage

¹⁵ MHCLG (2023) National Planning Policy Framework Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 03/07/24]

¹⁶ DEFRA (2021) A Green Future: Our 25 Year Plan to Improve the Environment. Available at: <https://www.gov.uk/government/publications/25-year-environment-plan> [Date accessed: 03/07/24]

¹⁷ DEFRA (2023) Environmental Improvement Plan 2023. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan> [Date accessed: 18/04/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to air
Sandwell Metropolitan Borough Council: 2023 Air Quality Annual Status Report (ASR) (2023) ¹⁸	<p>infrastructure and considering expanding environmental permitting conditions to dairy and beef farms.</p> <p>The ASR summarises actions to improve air quality that have been taken, and will be taken, in Sandwell AQMA. This includes:</p> <ul style="list-style-type: none"> • Increase and update our monitoring capability of particulate matter (PM₁₀ and PM_{2.5}) – to provide data for the national network as well as supporting the development of local strategies. • Provide real time, accessible, air quality data including PM₁₀ and PM_{2.5} to those living and working in Sandwell. • Follow the principles of behaviour change theory, to engage people, not through dictatorship or instruction, but by communicating a whole range of choices for individuals and groups to adopt in addressing local air pollution concerns. • Utilise existing community groups and networks with established interest in their local area and environment and equip these communities with the knowledge and support to help them understand and assist in improving local air quality <p>In 2018, Sandwell Council had seven priority zones for air quality, as well as two Hotspots. These zones and hotspots are included within Sandwell’s Air Quality Action Plan 2020-2025. In 2022, only Zone 3 had an exceedance in annual NO₂ concentrations; this was recorded on the A457 link road to the M5.</p>
Sandwell Metropolitan Borough Council: Air Quality Action Plan 2020-2025 ¹⁹	<p>The Air Quality Action Plan identifies seven key priorities with the aim to reduce the overall health impacts and burdens of poor air quality; to achieve the national air quality NO₂ annual mean objective across the borough in the shortest possible timeframe; and to reduce PM₁₀ and PM_{2.5} concentrations to protect human health. The following options are to be considered:</p> <ul style="list-style-type: none"> • Review of signaling • Speed Management & Enforcement • Traffic calming • Bus Retrofit to Euro VI & Route Management • Alternative walking & cycling routes • Barrier screening • Driver training • Travel planning • Highway upgrades

¹⁸ SMBC (2023) Air Quality Annual Status Report (ASR). Available at: <https://www.sandwell.gov.uk/downloads/download/321/2023-air-quality-annual-status-report> [Date accessed: 15/08/24]

¹⁹ SMBC (2020) Air Quality Action Plan 2020-2025. Available at: <https://www.sandwell.gov.uk/downloads/download/396/air-quality-action-plan-2020-2025> [Date accessed: 03/07/24]

A.3 Biodiversity, flora and fauna

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
UN Convention on Biological Diversity (1992) ²⁰	The aims of the Convention include the conservation of biological diversity (including a commitment to significantly reduce the current rate of biodiversity loss), the sustainable use of its components and the fair and equitable sharing of the benefits arising out of the utilization of genetic resources.
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979) ²¹	The Convention seeks to conserve wild flora and fauna and their natural habitats, and to monitor and control endangered and vulnerable species.
Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992 (the Habitats Directive) ²²	<p>The main aim of the Habitats Directive is to promote the maintenance of biodiversity by requiring Member States to take measures to maintain or restore natural habitats and wild species listed on the Annexes to the Directive at a favourable conservation status, introducing robust protection for those habitats and species of European importance. In applying these measures Member States are required to take account of economic, social and cultural requirements, as well as regional and local characteristics.</p> <p>The provisions of the Directive require Member States to introduce a range of measures, including:</p> <ul style="list-style-type: none"> • Maintain or restore European protected habitats and species listed in the Annexes at a favourable conservation status; • Contribute to a coherent European ecological network of protected sites by designating Special Areas of Conservation (SACs) for habitats listed on Annex I and for species listed on Annex II. These measures are also to be applied to Special Protection Areas (SPAs) classified under Article 4 of the Birds Directive. Together SACs and SPAs make up the Natura 2000 network (Article 3); • Ensure conservation measures are in place to appropriately manage SACs and ensure appropriate assessment of plans and projects likely to have a significant effect on the integrity of an SAC; • Projects may still be permitted if there are no alternatives, and there are imperative reasons of overriding public interest. In such cases compensatory measures are necessary to ensure the overall coherence of the Natura 2000 network (Article 6); • Encourage the management of features of the landscape that support the Natura 2000 network.

²⁰ UN Convention on Biological Diversity (1992) Available at: <https://www.cbd.int/doc/legal/cbd-en.pdf> [Date accessed: 03/07/24]

²¹ Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979) Available at: <https://rm.coe.int/1680078aff> [Date accessed: 03/07/24]

²² Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043> [Date accessed: 03/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
The Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations) ²³	This transposes into national law the Habitats Directive and also consolidates all amendments that have been made to the previous 1994 Regulations. This means that competent authorities have a general duty in the exercise of any of their functions to have regard to the Directive.
A Green Future: Our 25 Year Plan to Improve the Environment (2018) ²⁴	<p>The document sets out government action to help achieve natural world regain and retain good health. The main goals of the Plan are to achieve:</p> <ul style="list-style-type: none"> • Clean air; • Clean and plentiful water; • Thriving plants and wildlife; • A reduced risk of harm from environmental hazards such as flooding and drought; • Using resources from nature more sustainably and efficiently; and • Enhanced beauty, heritage and engagement with the natural environment. <p>The Environment Act (2021) embeds several of these aspects into new legislation.</p>
DEFRA: Biodiversity 2020: A strategy for England’s wildlife and ecosystem services (2011) ²⁵	<p>The England biodiversity strategy 2020 ties in with the EU biodiversity strategy in addition to drawing links to the concept of ecosystem services. The strategy’s vision for England is: <i>“By 2050 our land and seas will be rich in wildlife, our biodiversity will be valued, conserved, restored, managed sustainably and be more resilient and able to adapt to change, providing essential services and delivering benefits for everyone”</i>.</p> <p>The Strategy’s overall mission is: <i>“to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people”</i>.</p>
TCPA: Biodiversity by Design: A Guide for Sustainable Communities (2004) ²⁶	The development process should consider ecological potential of all areas including both greenfield and brownfield sites. Local authorities and developers have a responsibility to mitigate impacts of development on designated sites and priority habitats and species and avoid damage to ecosystems.

²³ The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations) Available at: <https://www.legislation.gov.uk/ukxi/2017/1012/contents/made> [Date accessed: 03/07/24]

²⁴ HM Government (2018) A Green Future: Our 25 Year Plan to Improve the Environment. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf [Date accessed: 03/07/24]

²⁵ DEFRA (2011). Biodiversity 2020: A strategy for England’s wildlife and ecosystem services (2011) Available at: <https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services> [Date accessed: 03/07/24]

²⁶ TCPA (2004) Biodiversity by Design: A Guide for Sustainable Communities. Available at: https://library.uniteddiversity.coop/Ecovillages_and_Low_Impact_Development/Biodiversity%20by%20Design.pdf [Date accessed: 03/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
National Planning Policy Framework (2023) ²⁷	<p>The 2023 version of the NPPF seeks to streamline the planning system and sets out the government’s planning policies and how these should be applied. The NPPF includes guidance on promoting the conservation and enhancement of the natural environment. It requires the planning system to contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • protecting and enhancing valued landscapes, geological conservation interests and soils; • recognising the wider benefits of ecosystem services; • minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; • preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and • remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
Environmental Improvement Plan 2023 ²⁸	<p>The Environmental Improvement Plan (EIP) 2023 for England is the first revision of the 25YEP. It builds on the 25YEP vision with a new plan setting out how the government will work with landowners, communities and businesses to deliver each of the goals for improving the environment, matched with interim targets to measure progress. Taking these actions will help to restore nature, reduce environmental pollution, and increase the prosperity of our country.</p> <p>The apex goal of the EIP is to improve nature, achieving thriving plant life and wildlife, building on the Global Biodiversity Framework as agreed at the UN Nature Summit COP15 including a commitment to protect 30% of global land and 30% of global ocean by 2030. To achieve this, the EIP sets out to:</p> <ul style="list-style-type: none"> • Launch the Species Survival Fund to create, enhance and restore habitat; • Create, restore, and extend around 70 areas for wildlife through projects including new National Nature Reserves, and the next rounds of the Landscape Recovery Projects; • Protect 30% of our land and sea for nature through the Nature Recovery Network and enhanced protections for our marine protected areas. We intend to designate the first Highly Protected Marine Areas this year; and • Implement the Environment Act 2021, including rolling out Local Nature Recovery Strategies to identify areas to create and restore habitat, and Biodiversity Net Gain to enhance the built environment.
Making Space for Nature: a review of England’s wildlife	<p>The Making Space for Nature report, which investigated the resilience of England’s ecological network to multiple pressures, concluded that England’s wildlife sites do not comprise of a coherent and resilient ecological network. The report advocates the need for a step change in conservation of England’s wildlife sites to ensure they are able to adapt and become part of a strong and resilient network. The report summarises what needs to be done to improve England’s wildlife sites to enhance the resilience and coherence of England’s</p>

²⁷ MHCLG (2023) National Planning Policy Framework Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 03/07/24]

²⁸ DEFRA (2023) Environmental Improvement Plan 2023. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan> [Date accessed: 12/08/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
sites and ecological network (2010) ²⁹	<p>ecological network in four words; more, bigger, better, and joined. There are five key approaches which encompass these, which also take into account of the land around the ecological network:</p> <ul style="list-style-type: none"> • Improve the quality of current sites by better habitat management. • Increase the size of current wildlife sites. • Enhance connections between, or join up, sites, either through physical corridors, or through 'steppingstones'. • Create new sites. • Reduce the pressures on wildlife by improving the wider environment, including through buffering wildlife sites.
The England Trees Action Plan 2021-2024 (2021) ³⁰	<p>The Trees Action Plan sets out how the Government will tackle the challenges of biodiversity loss and climate change, in line with the goals of the 25 Year Environment Plan. The plan provides a strategic framework for implementing the Nature for Climate Fund and outlines over 80 policy actions the government is taking over this Parliament to help deliver this vision. Planting vastly more trees in England, and protecting and improving our existing woodlands, will be key to the government's plan to achieve net zero and to create a Nature Recovery Network across the length of England.</p>
The Natural Choice: Securing the Value of Nature. The Natural Environment White Paper (2011) ³¹	<p>Published in June 2011, the Natural Environment White paper sets out the government's plans to ensure the natural environment is protected and fully integrated into society and economic growth. The White Paper sets out four key aims:</p> <ul style="list-style-type: none"> • Protecting and improving our natural environment; • Growing a green economy; • Reconnecting people and nature; and • International and EU leadership.
CABE Making Contracts Work for Wildlife: How to Encourage Biodiversity in Urban Parks (2006) ³²	<p>Advises on how to make the most of the potential for biodiversity in urban parks and it shows how the commitment of individuals and employers can make the difference between failure and inspiring success.</p>

²⁹ DEFRA (2010) Making Space for Nature: a review of England's wildlife sites and ecological network. Available at: <https://www.gov.uk/government/news/making-space-for-nature-a-review-of-englands-wildlife-sites-published-today> [Date accessed: 03/07/24]

³⁰ DEFRA (2021) England Trees Action Plan 2021 to 2024. Available at: <https://www.gov.uk/government/publications/england-trees-action-plan-2021-to-2024> [Date accessed: 03/07/24]

³¹ DEFRA (2011) The Natural Choice: Securing the Value of Nature. The Natural Environment White Paper. Available at: <https://www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature> [Date accessed: 03/07/24]

³² CABE (2006) Making Contracts Work for Wildlife: How to Encourage Biodiversity in Urban Parks Available at: <https://www.lbp.org.uk/downloads/Publications/Management/making-contracts-work-for-wildlife.pdf> [Date accessed: 03/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
Birmingham and the Black Country Biodiversity Action Plan (2010) ³³	<p>The vision for the Birmingham and Black Country Biodiversity Action Plan is to create “<i>A diverse and natural Birmingham and Black Country, where we are connected to our wildlife and landscape; healthy, sustainable communities and local livelihoods, working with nature and securing its future</i>”. The key aims of this action plan are to:</p> <ul style="list-style-type: none"> • Maintain and increase the biodiversity of key sites and landscapes through appropriate protection and management. • Restore degraded habitats and key species populations by restoring key areas. • Link key areas with ecological corridors to reconnect wildlife populations and make them less vulnerable. • Promote and support the use of the natural environment to mitigate against, and adapt to, the effects of climate change. • Enable the sustainable use of the natural environment to benefit health and wellbeing of residents, workers and visitors as well as improving the local economy.
Black Country Local Nature Recovery Strategy (March 2022) ³⁴	<p>The Black Country Local Nature Recovery Strategy encompasses the four Black Country local authorities (Dudley MBC, Sandwell MBC, Walsall MBC and Wolverhampton City Council) to develop a Local Nature Recovery Strategy (LNRS) and produce an evolving draft Local Nature Recovery Map. The LNRS will help restore ecosystem functions and improve the services upon which society depends; benefitting nature, people and the economy. The live online portal associated with the LNRS aims to encourage:</p> <ul style="list-style-type: none"> • Targeted investment in habitat creation and enhancement, helping to create a coherent ecological network across the whole of the Black Country landscape; • Planning tree planting where it will best mitigate the impacts of climate change, flooding and poor air quality; • The identification of deficits and investment opportunities in accessible natural green space to support the delivery of improvements to the health and wellbeing of those communities most in need; and • The provision of guidance on urban green infrastructure needs and supporting investment in the regeneration of built-up areas.
An Ecological Evaluation of the Black Country Green Belt (2019) ³⁵	<p>The Ecological Evaluation of the Black Country Green Belt was prepared to inform the review of the former Black Country Plan. Although this is no longer being pursued, the study provides evidence base information relating to the geographic area including the Sandwell Development Plan.</p> <p>The primary output of the ecological evaluation is a GIS data set which assigns ecological value to individual landscape units through</p>

³³ The Birmingham and Black Country Biodiversity LBAP Review Group (2010) Birmingham and the Black Country Biodiversity Action Plan 2010. Available at: <https://www.bbcwildlife.org.uk/sites/default/files/2018-10/bbcbapfinal2010.pdf> [Date accessed: 03/07/24]

³⁴ Black Country Local Nature Recovery map and strategy: an emerging approach. Available at: <https://www.sandwell.gov.uk/downloads/file/1551/black-country-local-nature-recovery-strategy-march-2022-> [Date accessed: 04/09/24]

³⁵ EcoRecord (2019) An Ecological Evaluation of the Black Country Green Belt, October 2019. Available at: <https://blackcountryplan.dudley.gov.uk/media/13896/an-ecological-evaluation-of-the-black-country-green-belt-final-report-2019-redacted.pdf> [Date accessed: 03/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
	<p>analysis and interpretation of a number of relevant data sets. The evaluation can be used in the following ways:</p> <ul style="list-style-type: none"> • Informs the prioritisation of ecological field survey and statutory and non-statutory site assessment. • Contributes to the defining of the ecological network of the Black Country Green Belt and beyond at a high resolution, and the identification of the component parts of a Black Country Nature Recovery Network. • Can be utilised to inform more effective nature conservation project targeting and delivery. • Can be utilised to inform the targeting of future agricultural environmental stewardship schemes. • Can be utilised to inform the targeting and delivery of Biodiversity Net Gain through the planning system. • Is a key data set to be analysed (in conjunction with others) as part of the proposed West Midlands Combined Authority Natural Capital Investment Strategy.
Sandwell Biodiversity Net Gain (BNG) Strategy (2023) ³⁶	<p>The Sandwell Biodiversity Net Gain Strategy fulfils the requirements set out in the Environment Act (2021) requiring all eligible development to deliver at least 10% BNG as of February 2024. This report contains an assessment of a number of council-owned sites in Sandwell to establish their suitability for use as potential habitat banks for the delivery of BNG, using the BNG Metric Calculation Tool 4.0 which was the most up-to-date BNG metric at the time of assessment. The strategy sets out low-intervention recommendations for habitat enhancements at each location to establish their potential for BNG uplift.</p>
Streetscene Urban Tree Policy (2023) ³⁷	<p>The policies (listed below) are aimed to ensure that the council's trees and woodlands are adequately protected and cared for so that their extent, quality, biological diversity and contribution to the character and appearance of the area can be sustained and enriched for the benefit and enjoyment of the residents and visitors to the borough.</p> <ul style="list-style-type: none"> • General Tree Management- existing trees • General Tree Management- new planting • Specific policies relating to Street Trees • Specific policies in respect to Parks, Schools, Cemeteries/ Crematoria, Educational Establishments and Woodlands • Policies in relation to new Housing, Commercial or Industrial Developments • Tree Preservation Orders • Policies in relation to damage caused by trees

³⁶ Lepus Consulting (2024) Sandwell Biodiversity Net Gain Strategy, September 2023. Available at: <https://www.sandwell.gov.uk/downloads/file/1553/sandwell-biodiversity-net-gain-bng-strategy-september-2023>- [Date accessed: 03/07/24]

³⁷ SMBC (2015) Streetscene Urban Tree Policy 2023-2028. Available at: <https://www.google.com/url?sa=t&source=web&rct=j&opi=89978449&url=https://www.sandwell.gov.uk/downloads/file/257/appendix-a-tree-strategy-and-implementation-plan-2023-2028-final-for-cabinet-decision-070323&ved=2ahUKEwjyx7OK84qHAXtKEAHV41DSEQFnoECB0QAQ&usg=AOvVaw257h14GihIW48MsMVD9daO> [Date accessed: 03/07/24]

A.4 Climatic factors

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to climatic factors
UN Framework Convention on Climate Change (1992) ³⁸	Sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change.
IPCC Kyoto Protocol to the United Nations Framework Convention on Climate Change (1997) ³⁹	Commits member nations to reduce their emissions of carbon dioxide and other greenhouse gases or engage in emissions trading if they maintain or increase emissions of these gases.
EC Sixth Environmental Action Programme Community 2002-2012 (2002) ⁴⁰	Climate change has been identified as one of four priority areas for Europe. The EAP's main objective is a reduction in emissions of GHGs without a reduction in levels of growth and prosperity, as well as adaptation and preparation for the effects of climate change.
EU Sustainable Development Strategy (2006) ⁴¹	This Strategy identifies key priorities for an enlarged Europe. This includes health, social inclusion and fighting global poverty. It aims to achieve better policy integration in addressing these challenges, and to ensure that Europe looks beyond its boundaries in making informed decisions about sustainability. The Sustainable Development Strategy was review in 2009 and " <i>underlined that in recent years the EU has mainstreamed sustainable development into a broad range of its policies. In particular, the EU has taken the lead in the fight against climate change and the promotion of a low-carbon economy. At the same time, unsustainable trends persist in many areas and the efforts need to be intensified</i> ". Sustainable development is a key focus of the EU and the strategy continues to be monitored and reviewed.
UK Renewable Energy Strategy (2009) ⁴²	The UK has committed to sourcing 15% of its energy from renewable sources by 2020 – an increase in the share of renewables from about 2.25% in 2008. The Renewable Energy Strategy sets out how the Government will achieve this target through utilising a variety of mechanisms to encourage Renewable Energy provision in the UK. This includes streamlining the planning system, increasing investment in technologies as well as improving funding for advice and awareness raising.

³⁸ UN Framework Convention on Climate Change (1992) Available at: <https://unfccc.int/resource/docs/convkp/conveng.pdf> [Date accessed: 04/07/24]

³⁹ IPCC Kyoto Protocol to the United Nations Framework Convention on Climate Change (1997) Available at: <https://unfccc.int/resource/docs/convkp/kpeng.pdf> [Date accessed: 04/07/24]

⁴⁰ EC Sixth Environmental Action Programme Community 2002-2012 Available at: https://ec.europa.eu/environment/archives/action-programme/strategies_en.htm [Date accessed: 04/07/24]

⁴¹ EU Sustainable Development Strategy (2006) Available at: <https://www.eea.europa.eu/policy-documents/renewed-eu-strategy-for-sustainable-development> [Date accessed: 04/07/24]

⁴² DECC (2009) UK Renewable Energy Strategy. Available at: <https://www.gov.uk/government/publications/the-uk-renewable-energy-strategy> [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to climatic factors
UK Renewable Energy Roadmap Update (2013) ⁴³	This is the second Update to the 2011 Renewable Energy Roadmap. It sets out the progress that has been made and the changes that have occurred in the sector over the past year. It also describes the continuing high ambitions and actions along with the challenges going forward.
The UK Low Carbon Transition Plan (2009) ⁴⁴	<p>The UK Low Carbon Transition Plan sets out how the UK will meet the Climate Change Act’s legally binding target of 34 per cent cut in emissions on 1990 levels by 2020. It also seeks to deliver emissions cuts of 18% on 2008 levels. The main aims of the Transition Plan include the following:</p> <ul style="list-style-type: none"> • Producing 30% of energy from renewables by 2020; • Improving the energy efficiency of existing housing; • Increasing the number of people in ‘green jobs’; and • Supporting the use and development of clean technologies.
Powering Up Britain (2023) ⁴⁵	This document provides a blueprint of the Government’s plans for the future of energy in the UK. It focusses on energy security and the drive to Net Zero. This document was the first to be published by the new Department for Energy Security and Net Zero.
National Planning Policy Framework (2023) ⁴⁶	<p>The NPPF includes guidance on climate change, flooding, and coastal change. Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p> <p>To support the move to a low carbon future, planning authorities should:</p> <ul style="list-style-type: none"> • plan for new development in locations and ways which reduce greenhouse gas emissions; • actively support energy efficiency improvements to existing buildings; and • when setting any local requirement for a building’s sustainability, do so in a way consistent with the government’s zero carbon buildings policy and adopt nationally described standards.

⁴³ UK Renewable Energy Roadmap Update Available at: <https://www.gov.uk/government/publications/uk-renewable-energy-roadmap-second-update> [Date accessed: 04/07/24]

⁴⁴ The UK Low Carbon Transition Plan Available at: <https://www.gov.uk/government/publications/the-uk-low-carbon-transition-plan-national-strategy-for-climate-and-energy> [Date accessed: 04/07/24]

⁴⁵ HM Government (2023) Powering Up Britain. Available at: <https://assets.publishing.service.gov.uk/media/642468ff2fa8480013ec0f39/powering-up-britain-joint-overview.pdf> [Date accessed: 12/08/24]

⁴⁶ MHCLG (2023) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to climatic factors
	<p>Local plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:</p> <ul style="list-style-type: none"> • applying the Sequential Test; • if necessary, applying the Exception Test; • safeguarding land from development that is required for current and future flood management; • using opportunities offered by new development to reduce the causes and impacts of flooding.
Environmental Improvement Plan 2023 ⁴⁷	<p>The Environmental Improvement Plan (EIP) 2023 for England is the first revision of the 25YEP. It builds on the 25YEP vision with a new plan setting out how the government will work with landowners, communities and businesses to deliver each of the goals for improving the environment, matched with interim targets to measure progress. Taking these actions will help to restore nature, reduce environmental pollution, and increase the prosperity of our country.</p> <p>To mitigate and adapt to climate change, the EIP sets out to:</p> <ul style="list-style-type: none"> • Update on our progress and plans to reach net zero • Publish a Land Use Framework in 2023, setting out how we will balance multiple demands on our land including climate mitigation and adaptation • Publish the third National Adaptation Programme (NAP3) in 2023 that will set out our five year strategy to build the UK's climate resilience • Continue our role as a global leader in tackling climate change, biodiversity loss and land degradation and push for an integrated approach to international action
Energy Saving Trust: Renewable Energy Sources for Homes in Urban Environments (2005) ⁴⁸	Provides information about the integration of renewable energy sources into new and existing dwellings in urban environments. It covers the basic principles, benefits, limitations, costs and suitability of various technologies.
Environment Agency, Adapting to Climate Change: A Checklist for Development (2005) ⁴⁹	The document contains a checklist and guidance for new developments to adapt to climate change. The main actions are summarised in a checklist.

⁴⁷ DEFRA (2023) Environmental Improvement Plan 2023. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan> [Date accessed: 12/08/24]

⁴⁸ Energy Saving Trust: Renewable Energy Sources for Homes in Urban Environments Available at: https://www.buildingcentre.co.uk/media/file/pdf/22220_pdf30.pdf [Date accessed: 04/07/24]

⁴⁹ Environment Agency, Adapting to Climate Change: A Checklist for Development Available at: https://www.ukcip.org.uk/wp-content/Wizard/Checklist_for_development.pdf [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to climatic factors
West Midlands Combined Authority Five Year Plan (2022) ⁵⁰	<p>The Five Year Plan (FYP) sets out how the West Midlands Combined Authority (WMCA) area can start to deliver net zero carbon emissions by 2041. The aim of the FYP is to provide clear guidance on the types of measures that will need to be implemented to achieve this. The FYP identifies key priorities for delivery, working with regional stakeholders across a range of sectors. Priorities include:</p> <ul style="list-style-type: none"> • Investment in renewables and to deliver energy efficient homes and low carbon heating; • Working with local authorities to deliver improvements to active travel and public transport as set out in the existing Local Transport Plan (LTP), Movement for Growth, as well as producing a new LTP aligned to WM2041. • Implementing the Zero Carbon Homes Routemap which provides clear actions and targets for reducing operational, embodied and whole life emissions for new residential development. • Establishing a regional natural capital board to produce a natural capital plan for the West Midlands to increase forestry cover. • Working with colleges, universities and employers to develop the skills and training programmes required to provide the work force for the net zero transition.
Sandwell Level 1 Strategic Flood Risk Assessment (2024) ⁵¹	<p>A Level 1 Strategic Flood Risk Assessment (SFRA) has been carried out for Sandwell to inform SMBC of flood risk across the Plan area from all sources, in the present and in the future. The assessment has identified potential increases in flood risk due to climate change and produced modelled outputs.</p>
The Black Country Local Strategy for Flood Risk Management (2016) ⁵²	<p>The Strategy provides an overview and assessment of local flood risk in the Black Country, setting out objectives and measures for how the LLFAs will manage and reduce local flood risk. It is the document that sets out how flood risk associated with surface water, groundwater and ordinary watercourses in an area will be managed by the relevant Councils and their partners. It is a statutory duty of the local authorities within the Black Country to produce and maintain a Local Strategy for Flood Risk Management.</p>
Sandwell Corporate Climate Change Action Plan 2022 – 2025 (2022) ⁵³	<p>The Action Plan sets out the council's priorities and proposed actions to meet 2030 and 2041 targets for reaching net zero. The report is designed to put the council's corporate agenda and sets out priorities to tackle climate change. These priorities are categorised into:</p> <ul style="list-style-type: none"> • Council Estates and Operations (corporate building stock, school buildings, street lighting, fleet, etc.); • Reducing emissions from transport;

⁵⁰ West Midlands Combined Authority (2022) WM2041 Five Year Plan 2021 – 2026. Available at: <https://www.wmca.org.uk/what-we-do/environment-and-energy/> [Date accessed: 04/07/24]

⁵¹ JBA Consulting (2024) Sandwell Level 1 Strategic Flood Risk Assessment.

⁵² Black Country Authorities (2016) Local Strategy for Flood Risk Management. Available at: https://www.wolverhampton.gov.uk/sites/default/files/pdf/Local_Flood_Risk_Management_Strategy_-_The_Black_Country_final_version.pdf [Date accessed: 04/07/24]

⁵³ Sandwell Metropolitan Borough Council (2022) Corporate Climate Change Action Plan 2022 – 2025. Available at: https://www.sandwell.gov.uk/info/200274/pollution/4402/climate_change_and_air_quality_in_sandwell [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to climatic factors
	<ul style="list-style-type: none"> • Reducing emissions from existing homes; • Reducing emissions from new homes; • Reducing emissions from businesses; • Reducing emissions from household waste; • Community Engagement; • Energy; • Air Quality; and • Natural Environment.
Sandwell Climate Change Strategy (2020-2041) ⁵⁴	<p>Following the declaration of Climate Emergency in March 2020 by SMBC, the document represents a high-level strategy for meeting science-based targets that will enable Sandwell to make its fair contribution to reducing UK emissions. Sandwell has adopted the following overarching targets:</p> <ul style="list-style-type: none"> • (1) to reach carbon neutrality across all Council functions by 2030. • (2) to reach carbon neutrality borough-wide by 2041. <p>The strategy covers both mitigation of climate change by reducing greenhouse gas emissions and also adaptation to the effects of climate change on the area, in order to reduce harm from heatwaves, floods and air pollution among other impacts. The targets set out accompanies the Climate Change Action Plan.</p>
Sandwell Council Flood Plan (2021) ⁵⁵	<p>The plan outlines the Council’s actions for responding to flooding (river/fluvial, surface water and groundwater) emergencies within Sandwell, ensuring that resources can be mobilised when required. The plan also supports the wider multi-agency response to flooding. The plan should be read in conjunction with other relevant plans of the emergency services, the local authority, the Environment Agency and any other additional organisation or agency, such as:</p> <ul style="list-style-type: none"> • Sandwell’s Emergency Plan; • Sandwell Extreme Weather Plan; • Sandwell Reservoir Plan; • Preliminary Flood Risk Assessment; • Environment Agency Local Flood Warning Plan for the West Midlands; and • The Black Country Authorities Level 1 Strategic Flood Risk Assessment.

⁵⁴ Sandwell Metropolitan Borough Council (2020) Climate Change Strategy 2020-2041. Available at:

https://www.sandwell.gov.uk/info/200274/pollution/4402/climate_change_and_air_quality_in_sandwell [Date accessed: 04/07/24]

⁵⁵ Sandwell Council Flood Plan (2021). Available at: <https://www.sandwell.gov.uk/downloads/download/465/sandwell-flood-plan> [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to climatic factors
Sandwell Borough Council Emerging Local Plan: Net Zero Carbon Policy Support Offsetting ⁵⁶	The Net Zero Carbon Policy Support document provides an assessment of options available within the local planning system to address climate change, to inform policy development within the SLP. The document sets out opportunities for carbon offsetting to fulfil the legal duty for LPAs to mitigate climate change.

⁵⁶ Bioregional and Edgars (2024) Sandwell Borough Council Emerging Local Plan: Net Zero Carbon Policy Support Offsetting.

A.5 Cultural heritage

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to cultural heritage
Council of Europe: Convention on the Protection of the Architectural Heritage of Europe (1985) ⁵⁷	Aims for signatories to protect their architectural heritage by means of identifying monuments, buildings and sites to be protected; preventing the disfigurement, dilapidation or demolition of protected properties; providing financial support by the public authorities for maintaining and restoring the architectural heritage on its territory; and supporting scientific research for identifying and analysing the harmful effects of pollution and for defining ways and means to reduce or eradicate these effects.
Council of Europe: The Convention on the Protection of Archaeological Heritage (Revised) (Valetta Convention) (1992) ⁵⁸	The convention defines archaeological heritage and identifies measures for its protection. Aims include integrated conservation of the archaeological heritage and financing of archaeological research and conservation.
National Planning Policy Framework (2023) ⁵⁹	<p>The updated NPPF seeks to streamline the planning system and sets out the government’s planning policies and how these should be applied. At the heart of the NPPF is presumption in favour of sustainable development.</p> <p>The NPPF includes guidance on conserving and enhancing the historic environment. It seeks to ensure local authorities plan recognise heritage assets as an irreplaceable resource and conserve them in a manner that reflects their significance.</p> <p>Planning authorities should take into account:</p> <ul style="list-style-type: none"> • The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; and • The desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.
Historic England: Conservation Principles Policies and Guidance for the Sustainable	This Historic England document sets out the framework for the sustainable management of the historic environment. This is presented under the following six headline ‘principles’:

⁵⁷ Council of Europe: Convention on the Protection of the Architectural Heritage of Europe (1985). Available at: <https://www.coe.int/en/web/herein-system/council-of-europe> [Date accessed: 04/07/24]

⁵⁸ Council of Europe: The Convention on the Protection of Archaeological Heritage (Revised). Available at: <https://www.coe.int/en/web/herein-system/council-of-europe> [Date accessed: 04/07/24]

⁵⁹ MHCLG (2023) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to cultural heritage
Management of the Historic Environment (2008) ⁶⁰	<p>Principle 1: The historic environment is a shared resource.</p> <p>Principle 2: Everyone should be able to participate in sustaining the historic environment.</p> <p>Principle 3: Understanding the significance of places is vital.</p> <p>Principle 4: Significant places should be managed to sustain their values.</p> <p>Principle 5: Decisions about change must be reasonable, transparent and consistent.</p> <p>Principle 6: Documenting and learning from decisions is essential.</p>
Historic England: Tall Buildings: Historic England Advice Note 4 (2022) ⁶¹	This Historic England Advice Note updates previous guidance by Historic England and CABE, produced in 2007. It seeks to guide people involved in planning for and designing tall buildings so that they may be delivered in a sustainable and successful way through the development plan and development management process. The advice is for all relevant developers, designers, local authorities and other interested parties.
Historic England (2015) The Historic Environment in Local Plans, Historic Environment Good Practice Advice in Planning: 1 ⁶²	Practice Advice note is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and the related guidance given in the National Planning Practice Guide (PPG).
Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2 ⁶³	The purpose of this Historic England Good Practice Advice note is to provide information in relation to assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

⁶⁰ Historic England: Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment (2008). Available at: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/> [Date accessed: 04/07/24]

⁶¹ Historic England (2022) Tall Buildings: Historic England Advice Note 4. Available at: <https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/> [Date accessed: 04/07/24]

⁶² Historic England (2015) The Historic Environment in Local Plans, Historic Environment Good Practice Advice in Planning: 1. Available at: <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/> [Date accessed: 04/07/24]

⁶³ Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2. Available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/> [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to cultural heritage
Historic England (2013) The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (II Edition) (2017) ⁶⁴	This document sets out guidance, against the background of the NPPF and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
The Historic Environment and Site Allocations in Local Plans Historic England Advice Note 3 (2015) ⁶⁵	The purpose of this Historic England advice note is to support all those involved in the Local Plan site allocation process in implementing historic environment legislation, the relevant policy in the NPPF and the related guidance given in the Planning Practice Guide (PPG). In addition to these documents, this advice should be read in conjunction with the relevant Good Practice Advice and Historic England advice notes. Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives.
Black Country Historic Landscape Characterisation Study (2019) ⁶⁶	<p>The HLC aimed to create a strategic landscape-level understanding of the historic character and environment of the Black Country. The study identified 103 Historic Environment Area Designations (HEADs) within the Black Country Green Belt and 354 HEADs in the urban area. The study also identified a number of Archaeological Priority Areas, which are considered to contain particularly rare or well-preserved remains of high archaeological and historic interest.</p> <p>Areas of High Historic Townscape Value (AHHTVs) and Designed Landscapes of High Historic Value (DLHHVs) have also been identified within the Historic Landscape Characterisation.</p>
Sandwell Conservation Area Appraisals and Management Plans ⁶⁷	<p>Character Appraisals and/or Management Plans have been prepared for some of Sandwell’s conservation areas (CAs) as listed below. These documents provide an assessment of the character and appearance of the CAs, identify and record elements of historic interest, consider the condition of the CAs, and set out guidance and principles for the ongoing management of the CAs alongside future development.</p> <ul style="list-style-type: none"> • Oldbury Church Square • Wednesbury Market Place • Smethwick Summit Galton Valley • Tipton Factory Locks • West Bromwich High Street

⁶⁴ Historic England (2017) The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (II Edition). Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> [Date accessed: 04/07/24]

⁶⁵ Historic England (2015) The Historic Environment and Site Allocations in Local Plans Historic England Advice Note 3. Available at: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/> [Date accessed: 04/07/24]

⁶⁶ Oxford Archaeology (2019) Black Country Historic Landscape Characterisation Study. Available at: https://blackcountryplan.dudley.gov.uk/media/13895/comp_black-country-hlc-final-report-30-10-2019-lr_redacted.pdf [Date accessed: 04/07/24]

⁶⁷ SMBC (various dates) Conservation Areas. Available at: <https://www.sandwell.gov.uk/planning/historic-environment/3> [Date accessed: 12/08/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to cultural heritage
	<ul style="list-style-type: none">• Smethwick Town Centre High Street• Smethwick High Street and Crocketts Lane• Smethwick Cape Hill Town Centre

A.6 Human health

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to human health
DoH: Healthy Lives, Healthy People: Our strategy for public health in England White Paper (2011) ⁶⁸	<p>Sets out the government’s approach to tackling threats to public health and dealing with health inequalities. It sets out an approach that will:</p> <ul style="list-style-type: none"> • Protect the population from health threats – led by central government, with a strong system to the frontline; • Empower local leadership and encourage wide responsibility across society to improve everyone’s health and wellbeing, and tackle the wider factors that influence it; • Focus on key outcomes, doing what works to deliver them, with transparency of outcomes to enable accountability through a proposed new public health outcomes framework; • Reflect the government’s core values of freedom, fairness and responsibility by strengthening self-esteem, confidence and personal responsibility; positively promoting healthy behaviours and lifestyles; and adapting the environment to make healthy choices easier; and • Balance the freedoms of individuals and organisations with the need to avoid harm to others, use a ‘ladder’ of interventions to determine the least intrusive approach necessary to achieve the desired effect and aim to make voluntary approaches work before resorting to regulation.
Public Health Strategy 2020-2025 (2019) ⁶⁹	<p>The strategy sets out priorities within the public health system and areas of focus including addressing health inequalities and narrowing the ‘health gap’ between poor and wealthy communities, reducing rates of infectious diseases, addressing unhealthy behaviours and ensuring the potential of new technologies is realised.</p>
DoH & Department for Work and Pensions. Improving health and work: changing lives: The Government’s Response to Dame Carol Black’s Review of the health of Britain’s	<p>This sets out the government’s response to a review into the health of Britain’s working age population conducted by Dame Carol Black.</p> <p>The vision is to: <i>“create a society where the positive links between work and health are recognised by all, where everyone aspires to a healthy and fulfilling working life and where health conditions and disabilities are not a bar to enjoying the benefits of work”.</i></p> <p>To achieve the vision three key aspirations have been identified:</p> <ol style="list-style-type: none"> 1. creating new perspectives on health and work; 2. improving work and workplaces; and 3. supporting people to work.

⁶⁸ DoH (2011) Healthy Lives, Healthy People: Our strategy for public health in England White Paper Available at: <https://www.gov.uk/government/publications/healthy-lives-healthy-people-our-strategy-for-public-health-in-england> [Date accessed: 04/07/24]

⁶⁹ Public Health England (2019) PHE Strategy 2020 to 2025 <https://www.gov.uk/government/publications/phe-strategy-2020-to-2025> [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to human health
working-age population (2008) ⁷⁰	Through these three aspirations Britain's working population will fulfil their full potential, create stronger communities and help relieve the financial burden of health problems on the economy.
Forestry Commission: Trees and Woodlands – Nature's Health Service (2005) ⁷¹	Provides detailed examples of how the Woodland Sector (trees, woodlands and green spaces) can significantly contribute to people's health, well-being (physical, psychological and social) and quality of life. Increasing levels of physical activity is a particular priority.
Accessible Natural Green Space Standards Towns and Cities: Review & Toolkit for Implementation (2003) ⁷²	Aims to help Local Authorities develop policies which acknowledge, protect and enhance the contribution natural spaces make to local sustainability. Three aspects of natural space in cities and towns are discussed: their biodiversity; their ability to cope with urban pollution; ensuring natural spaces are accessible to everyone.
Natural England Green Infrastructure Framework (2023) ⁷³	<p>The Green Infrastructure (GI) Framework is a commitment in the Government's 25 Year Environment Plan. It supports the greening of our towns and cities and connections with the surrounding landscape as part of the Nature Recovery Network and recognises the multi-functional benefits of GI including for human health. The GI Framework comprises:</p> <ul style="list-style-type: none"> • <u>Green Infrastructure Principles</u>: the why, what and how of good Green Infrastructure • <u>Green Infrastructure Standards</u>: guidance on national standards for Green Infrastructure quantity and quality • <u>Green Infrastructure Maps</u>: mapped environmental, socio-economic datasets to support the standards • <u>Green Infrastructure Planning and Design Guide</u>: practical, evidence-based advice on how to design good quality Green Infrastructure • <u>Green Infrastructure Process Journeys</u>: guides on how to apply all the products in the Green Infrastructure Framework
Active Design Guidance: Planning for health and wellbeing through sport and physical activity (2015) ⁷⁴	<p>Active Design focuses on ensuring the places where people live, work, and enjoy can promote regular physical activity in daily life, through walking, cycling, informal or formal sport and other means. Active Design is rooted in Sport England's aims and objectives to promote the role of sport and physical activity in creating healthy and sustainable communities. Active Design provides advice on how plan-makers, health professionals and developers can use Active Design. The ten principles of active design are:</p> <ol style="list-style-type: none"> 1. Activity for all;

⁷⁰ Improving health and work: changing lives. Available at: <https://www.gov.uk/government/publications/improving-health-and-work-changing-lives> [Date accessed: 04/07/24]

⁷¹ Forestry Commission (2005) Trees and Woodlands - Nature's Health Service Available at: <https://www.forestresearch.gov.uk/publications/trees-and-woodlands-natures-health-service/> [Date accessed: 04/07/24]

⁷² Accessible Natural Green Space Standards Towns and Cities: Review & Toolkit for Implementation Available at: <http://publications.naturalengland.org.uk/publication/65021> [Date accessed: 04/07/24]

⁷³ Natural England (2023) Green Infrastructure Framework. Available at: <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx> [Date accessed: 18/04/24]

⁷⁴ Sport England (2015) Active Design Guidance: Planning for health and wellbeing through sport and physical activity. Available at: <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design#activedesign-19603> [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to human health
	<ol style="list-style-type: none"> 2. Walkable communities; 3. Connected walking & cycling routes; 4. Co-location of community facilities; 5. Network of multifunctional open space; 6. High quality streets and space; 7. Appropriate infrastructure; 8. Active buildings; 9. Management, maintenance, monitoring & evaluation; and 10. Activity promotion & local champions. <p>At the time of writing, the latest version of the Active Design guidance is being consulted on to gather views from a range of organisations and people to help shape the final version of the guidance.</p>
Green Spaces Strategy Implementation and Business Plan 22/23 – 25/26 ⁷⁵	<p>Green Spaces Strategy and Business Plan aims to achieve four overarching aims:</p> <ol style="list-style-type: none"> 1. Spaces and Places – influencing the way Sandwell’s green spaces are viewed; 2. People and Partnerships – develop a more community-centred approach to rejuvenating green spaces; 3. Resources and Services – improve and maintain the quality and management of open spaces; and 4. Audience Development – develop new audiences to Sandwell’s green spaces by holding events and activities and encouraging visits. <p>Green Spaces Strategy and Business Plan sets out to achieve the following:</p> <ul style="list-style-type: none"> • Increase average quality and value scores for green spaces. • Improve accessibility and use of green spaces for sport and physical activity. • Improve accessibility and use of green spaces to target health inequalities, loneliness, disability, and mental health. • Improve stakeholder engagement in the development, management, and maintenance of green spaces. • Continue to improve the security and safety of green spaces. • Increase educational activity for children and young people in green spaces, conservation, wildlife management, and access to nature. • Improve the accessibility and use of green spaces buildings and facilities – achieving maximum utilisation of spaces. • Improve the provision of allotments and community food production.
Sandwell Open Space Assessment (2024) ⁷⁶	<p>The Sandwell Open Space Audit takes into account a number of pieces of research, assessments and consultation, in order to evaluate the quality and quantity of Sandwell’s greenspace accessibility. A total of 220 sites were audited for quality and assigned a value score,</p>

⁷⁵ SMBC (2022) Green Spaces Strategy Implementation and Business Plan 22/23 – 25/26 (June 2022). Available at: <https://www.sandwell.gov.uk/downloads/download/109/green-spaces-strategy-implementation-and-business-plan-2223---2526> [Date accessed: 04/07/24]

⁷⁶ SMBC, TEP and CFP (2024) Sandwell Open Space Assessment.

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to human health
	which has improved since the last audit which took place in 2018. However, the study found there is a deficiency in the quality greenspaces, in particular amenity greenspace.
Sandwell Health and Wellbeing Strategy (2022) ⁷⁷	The Sandwell Health and Wellbeing Strategy seeks to ensure the Sandwell Health & Social Care Partnership and the Sandwell Health & Wellbeing Board work together in partnership to improve the lives and opportunities of people in Sandwell. The partnership will seek to embed cross-cutting themes into their workstreams, including mental health, children, estates management, digital innovation, safeguarding and workforce development.
Sandwell Joint Strategic Needs Assessment (2024) ⁷⁸	<p>The strategy describes how the Sandwell Health and Wellbeing Board will work with the people of Sandwell and with partners and providers of services to:</p> <ul style="list-style-type: none"> • address the challenges of deprivation and unemployment in Sandwell; and • help people to stay healthier for longer and reduce the inequalities between Sandwell and the rest of England. <p>The strategy is based on a wide range of evidence for what influences people’s health and how long they live, supported by survey responses about what needs to change in Sandwell.</p>

⁷⁷ SMBC (2022) Sandwell Health and Wellbeing Strategy. Available at: <https://view.publitas.com/renaissance-creative/sandwell-health-and-wellbeing-strategy-2022-4/page/1> [Date accessed: 04/07/24]

⁷⁸ SMBC (2024) Sandwell Joint Strategic Needs Assessment. Available at: <https://www.sandwelltrends.info/jsna-2/> [Date accessed: 04/07/24]

A.7 Landscape

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to landscape
Council of Europe: European Landscape Convention (2006) ⁷⁹	Aims to promote the protection, management and planning (including active design and creation of Europe’s landscapes, both rural and urban, and to foster European co-operation on landscape issues.
English Heritage and CABE: Guidance on Tall Buildings (2007) ⁸⁰	Provides advice and guidance on good practice in relation to tall buildings in the planning process and to highlight other related issues, which need to be taken into account, i.e. where tall buildings would and would not be appropriate.
National Planning Policy Framework (2023) ⁸¹	The NPPF states that development could seek to promote or reinforce local distinctiveness; both aesthetic considerations and connections between people and places should be considered. The NPPF also promotes the protection and enhancements of valued landscapes, giving greatest weight to National Parks and Areas of Outstanding Natural Beauty.
Environmental Improvement Plan 2023 ⁸²	<p>The Environmental Improvement Plan (EIP) 2023 for England is the first revision of the 25YEP. It builds on the 25YEP vision with a new plan setting out how the government will work with landowners, communities and businesses to deliver each of the goals for improving the environment, matched with interim targets to measure progress. Taking these actions will help to restore nature, reduce environmental pollution, and increase the prosperity of our country.</p> <p>To enhance beauty, heritage, and engagement with the natural environment, the EIP sets out to:</p> <ul style="list-style-type: none"> • Work across government to fulfil a new and ambitious commitment that everyone should live within 15 minutes walk of a green or blue space; • Continue our delivery of the England Coast Path and the Coast to Coast National Trail; • Green the Green Belt as set out in the Levelling Up White Paper by identifying key areas for nature restoration; • Invest in a new national landscapes partnership for National Parks, Areas of Outstanding Natural Beauty, and National Trails; • Extend the delivery of our Farming in Protected Landscapes programme, using lessons learned to inform future farming schemes; and • Invest in active travel, with a vision for half of all journeys in towns and cities to be cycled or walked by 2030. £35 million

⁷⁹ Council of Europe: European Landscape Convention (2006) Available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/236096/8413.pdf [Date accessed: 04/07/24]

⁸⁰ English Heritage and CABE: Guidance on Tall Buildings (2007) Available at: https://www.designcouncil.org.uk/sites/default/files/asset/document/guidance-on-tall-buildings_0.pdf [Date accessed: 04/07/24]

⁸¹ MHCLG (2023) National Planning Policy Framework Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 04/07/24]

⁸² DEFRA (2023) Environmental Improvement Plan 2023. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan> [Date accessed: 12/08/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to landscape
	funding has already been committed this financial year.
MHCLG: National Design Guide: Planning practice guidance for beautiful, enduring and successful places (2021) ⁸³	This design guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.
Black Country Landscape Sensitivity Assessment (2019) ⁸⁴	<p>The Landscape Sensitivity Study was prepared to inform the review of the former Black Country Plan. Although this is no longer being pursued, the study provides evidence base information relating to the geographic area including the Sandwell Development Plan.</p> <p>The purpose of this study is to provide an assessment of the extent to which the character and quality of the landscape abutting the West Midlands conurbation within the Black Country and around settlements in South Staffordshire is, in principle, susceptible to change as a result of introducing built development.</p> <p>The study highlights likely landscape and visual sensitivities within each assessment area and provides a broad landscape character-based assessment rather than a site level assessment as might be required for a planning application.</p>
Black Country Green Belt Study (2019) ⁸⁵	<p>The Green Belt Study was prepared to inform the review of the former Black Country Plan. Although this is no longer being pursued, the study provides evidence base information relating to the geographic area including the Sandwell Development Plan.</p> <p>The overall aim of the Study was to undertake an independent, robust and transparent assessment of Green Belt within the Black Country. This includes a comprehensive assessment of the performance of Green Belt land in line with policy set out in the National Planning Policy Framework (NPPF) good practice guidance, local plan examination inspectors’ reports and case law. The Study draws out variations in the contribution of land to the five Green Belt purposes, identifying areas of land whose performance ranges from relatively weak to relatively strong in Green Belt terms.</p>
Sandwell Residential Design Guide (2014) ⁸⁶	This document provides detailed design guidance for all aspects of new residential development in Sandwell. The aim of this document is to provide clear design guidance for achieving residential development quality within the Borough so that attractive, high-quality, sustainable living environments are created, thereby improving the desirability of the borough as a place to live and also improve places for new and existing residents.

⁸³ MHCLG & DLUHC (2021) National design guide. Available at: <https://www.gov.uk/government/publications/national-design-guide> [Date accessed: 04/07/24]

⁸⁴ LUC (2019) Black Country Landscape Sensitivity Assessment. Available at: https://blackcountryplan.dudley.gov.uk/media/13883/black-country-lsa-front-end-report-final-lr_redacted.pdf [Date accessed: 04/07/24]

⁸⁵ LUC (2019) Black Country Green Belt Study. Available at: https://blackcountryplan.dudley.gov.uk/media/13882/bcgb-0919-black-country-gb-stage-1-and-2-plus-app1-final-reduced_redacted.pdf [Date accessed: 04/07/24]

⁸⁶ Sandwell Metropolitan Borough Council (2014) Revised Residential Design Guide Supplementary Planning Document, January 2014. Available at: <https://www.sandwell.gov.uk/downloads/download/27/residential-design-guide-spd> [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to landscape
Sandwell Regeneration Strategy 2022 - 2027 ⁸⁷	<p>The vision as presented in the Regeneration Strategy is to “<i>create a wealthier Sandwell, regenerating our place and using the limited amount of new land available to create:</i></p> <ul style="list-style-type: none"> • <i>an inviting place to live, with thriving communities and energy efficient housing in well planned neighbourhoods.</i> • <i>high quality employment space for decent jobs.</i> • <i>a convenient and reliable public transport and active travel network, which people prefer to private cars.</i> • <i>exciting, busy, and green centres where people meet throughout the day, with a thriving cultural and night-time economy.”</i> <p>Placemaking forms one of the seven delivery themes as presented in the strategy, which seeks to transform Sandwell’s town centres, high streets and neighbourhoods in the right way for their place and to their full potential.</p>

⁸⁷ Sandwell Metropolitan Borough Council (2022) Sandwell Regeneration Strategy 2022 – 2027. March 2022. Available at: <https://regeneratingsandwell.co.uk/wp-content/uploads/2022/09/Regeneration-Strategy-2022-2027.pdf> [Date accessed: 04/07/24]

A.8 Population and material assets

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to population and material assets
National Planning Policy Framework (2023) ⁸⁸	<p>The NPPF includes guidance on promoting healthy communities. The NPPF requires planning authorities to aim to achieve places which promote:</p> <ul style="list-style-type: none"> • Opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity; • Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and • Safe and accessible developments, containing clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas. <p>In order to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> • Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; • Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; • Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and • Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
DCLG Homes for the future: more affordable, more sustainable (2007) ⁸⁹	The Housing Green Paper outlines plans for delivering homes; new ways of identifying and using land for development; more social housing- ensuring that a decent home at an affordable price is for the many; building homes more quickly; more affordable homes; and greener homes – with high environmental standards and flagship developments leading the way.

⁸⁸ National Planning Policy Framework Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 04/07/24]

⁸⁹ DCLG Homes for the future: more affordable, more sustainable (2007) Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/243191/7191.pdf [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to population and material assets
ODPM & Home Office: Safer Places: The Planning System and Crime Prevention (2004) ⁹⁰	Practical guide to designs and layouts that may help with crime prevention and community safety, including well-defined routes, places structured so that different uses do not cause conflict, places designed to include natural surveillance and places designed with management and maintenance in mind.
Cabinet Office: Reaching Out: An Action Plan on Social Exclusion (2006) ⁹¹	Sets out an action plan to improve the life chances of those who suffer, or may suffer in the future, from disadvantage. Guiding principles for action include: better identification and earlier intervention; systematically identifying 'what works'; promoting multi-agency working; personalisation, rights and responsibilities; and supporting achievement and managing underperformance.
Homes England Strategic Plan 2023 to 2028 ⁹²	<p>This 5-year plan spans financial year 2023 to 2024 to financial year 2027 to 2028. It outlines:</p> <ul style="list-style-type: none"> • Homes England's mission • Strategic objectives and aims • How performance will be measured <p>The plan seeks to drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home, in line with the priorities of the government's Levelling Up White Paper.</p>
EC Waste Framework Directive (1975, updated 2006) ⁹³	Objective is the protection of human health and the environment against harmful effects caused by the collection, transport, treatment, storage and tipping of waste. Particular focus is placed on the re-use of recovered materials as raw materials; restricting the production of waste; promoting clean technologies; and the drawing up of waste management plans.
EC Landfill Directive (1999) ⁹⁴	Aims to prevent or reduce as far as possible negative effects on the environment, in particular the pollution of surface water, groundwater, soil and air, and on the global environment, including the greenhouse effect, as well as any resulting risk to human health, from the landfilling of waste, during the whole lifecycle of the landfill.
Our Waste, Our Resources: a Strategy for England (2018) ⁹⁵	The Waste Strategy sets out how the government will:

⁹⁰ ODPM & Home Office: Safer Places: The Planning System and Crime Prevention Available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7784/147627.pdf [Date accessed: 04/07/24]

⁹¹ Cabinet Office: Reaching Out: An Action Plan on Social Exclusion Available at: https://www.bristol.ac.uk/poverty/downloads/keyofficialdocuments/reaching_out_full.pdf [Date accessed: 04/07/24]

⁹² Homes England (2023) Strategic Plan 2023 to 2028. Available at: <https://www.gov.uk/government/publications/homes-england-strategic-plan-2023-to-2028> [Date accessed: 12/08/24]

⁹³ EC Waste Framework Directive Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A31975L0442> [Date accessed: 04/07/24]

⁹⁴ EC Landfill Directive (1999) Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A31999L0031> [Date accessed: 04/07/24]

⁹⁵ DEFRA & EA (2018) Our waste, our resources: a strategy for England. Available at: <https://www.gov.uk/government/publications/resources-and-waste-strategy-for-england> [Date accessed: 12/08/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to population and material assets
	<ul style="list-style-type: none"> • Preserve our stock of material resources by minimising waste, promoting resource efficiency and moving towards a circular economy; • Minimise the damage caused to our natural environment by reducing and managing waste safely and carefully; and • deal with waste crime. <p>It combines actions to take now with firm commitments for the coming years and gives a clear longer-term policy direction in line with the 25 Year Environment Plan. The strategy promotes a more circular economy (re-use, remanufacture, repair, recycle) to keep resources in use for as long as possible.</p>
Waste Management Plan for England (2021) ⁹⁶	The Waste Management Plan for England is an analysis of the current waste management situation in England. The plan does not introduce new policies or change how waste is managed in England. Its aim is to bring current waste management policies together under one national plan.
DECC Energy White Paper: Meeting the Energy Challenge (2007) ⁹⁷	Sets out government's long term energy policy, including requirements for cleaner, smarter energy; improved energy efficiency; reduced carbon emissions; and reliable, competitive and affordable supplies. The White Paper sets out the UK's international and domestic energy strategy, in the shape of four policy goals: <ol style="list-style-type: none"> 1) aiming to cut CO₂ emissions by some 60% by about 2050, with real progress by 2020; 2) maintaining the reliability of energy supplies; 3) promoting competitive markets in the UK and beyond; and 4) ensuring every home is heated adequately and affordably.
DTI Micro Generation Strategy (2006) ⁹⁸	Acknowledges that local authorities can be pro-active in promoting small-scale, local renewable energy generation schemes through " <i>sensible use of planning policies</i> ".
DEFRA, Noise Policy Statement for England (NPSE) (2010) ⁹⁹	This document seeks to clarify the underlying principles and aims in existing policy documents, legislation and guidance that relate to noise. The key aims of this document are as follows: <ul style="list-style-type: none"> • Avoid significant adverse impacts on health and quality of life; • Mitigate and minimise adverse impacts on health and quality of life; and • Where possible, contribute to the improvement of health and quality of life.

⁹⁶ DEFRA (2021) Waste Management Plan for England 2021. Available at: <https://www.gov.uk/government/publications/waste-management-plan-for-england-2021> [Date accessed: 12/08/24]

⁹⁷ DECC Energy White Paper: Meeting the Energy Challenge Available at: <https://www.gov.uk/government/publications/meeting-the-energy-challenge-a-white-paper-on-energy> [Date accessed: 04/07/24]

⁹⁸ DTI Micro Generation Strategy. Available at: <https://www.ofgem.gov.uk/sites/default/files/docs/2006/10/ofgem-microgen-next-steps-oct-2006.pdf> [Date accessed: 04/07/24]

⁹⁹ DEFRA (2010) Noise Policy Statement for England (NPSE) Available at: <https://www.gov.uk/government/publications/noise-policy-statement-for-england> [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to population and material assets
Strategy for Sustainable Construction (2008) ¹⁰⁰	'Themes for Action' include: re-use existing built assets; design for minimum waste; aim for lean construction; minimise energy in construction; minimise energy in building use; avoid polluting the environment; preserve and enhance bio-diversity; conserve water resources; respect people and their local environment; and set targets (benchmarks & performance indicators).
Planning for Town Centres: Practice guidance on need, impact and the sequential approach (2009) ¹⁰¹	This practice guidance was intended to support the implementation of town centre policies set out in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4) (now replaced by PPG). It is aimed at helping those involved in preparing or reviewing need, impact and sequential site assessments.
West Midlands Strategic Economic Plan 2016-2030 ¹⁰²	<p>The Strategic Economic Plan outlines three key strategic objectives for delivering economic growth across Greater Birmingham and Solihull:</p> <ul style="list-style-type: none"> • Becoming a world leader in innovation and creativity • Taking full advantage of our global connections • Creating stronger conditions for growth across our communities <p>The LEP works across these objectives, building on the scale and diversity of the assets of the GBSLEP area, to enable sustainable economic growth throughout our geography.</p>
Greater Birmingham Housing Market Area Strategic Growth Study (2018) ¹⁰³	The NPPF and the Localism Act 2011 requires local authorities to work together through the 'Duty to Cooperate' across the relevant Housing Market Area (HMA) to identify and then meet housing need where it is sustainable to do so. The Birmingham Strategic Growth Study builds on work undertaken by Peter Brett Associates (PBA) who prepared a Strategic Housing Needs Study Stage 2 Report (November, 2014) and Strategic Housing Needs Study Stage 3 Report (August, 2015). These provide a framework and starting point for this Study, which the HMA authorities have jointly commissioned to further consider strategic development options to meet housing need across the HMA. It is intended to identify more specific options and broad locations for addressing the housing supply shortfall.
Black Country Economic Development Needs	The aim of the EDNA is to provide an updated objective assessment of economic land needs for the Black Country, including Sandwell Borough, drawing upon an independent assessment of the area's economic development needs. The EDNA Update 2022 establishes the objective assessment of employment land needs to 31 March 2040, building on the findings of the previous EDNA (2017).

¹⁰⁰ Strategy for Sustainable Construction (2008) Available at: <https://webarchive.nationalarchives.gov.uk/ukgwa+/http://www.bis.gov.uk/files/file46535.pdf> [Date accessed: 04/07/24]

¹⁰¹ Planning for Town Centres: Practice guidance on need, impact and the sequential approach (December 2009) Available at: <https://www.gov.uk/government/publications/planning-for-town-centres-practice-guidance-on-need-impact-and-the-sequential-approach> [Date accessed: 04/07/24]

¹⁰² Greater Birmingham & Solihull Local Enterprise Partnership: Strategic Economic Plan 2016-2030. Available at: <https://www.lepnetwork.net/media/1111/greater-birmingham-and-solihull-sep.pdf> [Date accessed: 04/07/24]

¹⁰³ Wood (2018) Greater Birmingham HMA Strategic Growth Study. Available at: https://www.birmingham.gov.uk/downloads/download/1945/greater_birmingham_hma_strategic_growth_study [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to population and material assets
Assessment (EDNA) Update (2022) ¹⁰⁴	
Black Country Minerals Study (2023) ¹⁰⁵	<p>The Study provides up-to-date information about the Black Country’s mineral resources and current and future demand for minerals and mineral products, which was originally prepared as part of the evidence base to inform the former Black Country Plan. Although this is no longer being pursued, the study provides evidence base information relating to the geographic area including the Sandwell Development Plan. The Minerals Study:</p> <ul style="list-style-type: none"> • Estimates the current demand for minerals and mineral products in the Black Country; • Predicts how demand for minerals and mineral products is likely to change over the plan period and beyond; • Reviews the capacity and vulnerability of existing mineral production sites and processing facilities in the Black Country; • Analyses where our mineral supplies are coming from at the moment and whether this is having a significant effect on other areas; and • Reviews the extent of unworked mineral resources in the Black Country and resource areas that should be safeguarded.
Black Country Waste Study (2020) ¹⁰⁶	<p>The Study provides up-to-date information about the Black Country’s current and future waste management needs, which was originally prepared as part of the evidence base to inform the former Black Country Plan. Although this is no longer being pursued, the study provides evidence base information relating to the geographic area including the Sandwell Development Plan.</p> <p>The Waste Study:</p> <ul style="list-style-type: none"> • Estimates how much waste we produce in the Black Country and how it is managed; • Predicts how the amount of waste we produce might change over the plan period and beyond; • Assesses whether the Black Country’s existing waste management sites have the capacity to meet our current and future needs; • Analyses where our waste goes and whether this is having a significant effect on other areas; and • Provides advice on how we should plan for our future waste management needs.
Sandwell Strategic Housing Land Availability Assessment (SHLAA) ¹⁰⁷	<p>The Sandwell Strategic Housing Land Availability Assessment (SHLAA) is a comprehensive study of sites within Sandwell which have the potential to accommodate new housing development. The Council is required to produce a SHLAA by national planning policy set out in the National Planning Policy Framework (NPPF). The SHLAA will be updated annually, and forms part of the evidence base to inform the Sandwell Development Plan and will help to ensure the timely delivery of new housing to meet government targets.</p>

¹⁰⁴ WECD (2022) Economic Development Needs Assessment 2022-2040 for the Black Country Authorities. Available at: <https://www.sandwell.gov.uk/downloads/file/1542/black-country-economic-development-needs-assessment-edna-2022> [Date accessed: 23/05/24]

¹⁰⁵ WSP (2023) Black Country Minerals Study Update. Available at: <https://www.sandwell.gov.uk/downloads/file/1719/bc-minerals-study-update-2023-sandwell> [Date accessed: 08/07/24]

¹⁰⁶ WSP (2023) Black Country Waste Study. Available at: <https://www.sandwell.gov.uk/downloads/file/1501/bca-waste-study-update-september-2023-> [Date accessed: 08/07/24]

¹⁰⁷ Sandwell Metropolitan Borough Council (2024) Strategic Housing Land Availability Assessment (SHLAA) (Update as of April 2023). Available at: <https://www.sandwell.gov.uk/downloads/file/2616/sandwell-shlaa-2023> [Date accessed: 14/08/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to population and material assets
Sandwell Regeneration Strategy 2022 - 2027 ¹⁰⁸	<p>The vision as presented in the Regeneration Strategy is to “<i>create a wealthier Sandwell, regenerating our place and using the limited amount of new land available to create:</i></p> <ul style="list-style-type: none"> • <i>an inviting place to live, with thriving communities and energy efficient housing in well planned neighbourhoods.</i> • <i>high quality employment space for decent jobs.</i> • <i>a convenient and reliable public transport and active travel network, which people prefer to private cars.</i> • <i>exciting, busy, and green centres where people meet throughout the day, with a thriving cultural and night-time economy.”</i> <p>The strategy encompasses the different aspects of Sandwell’s built environment. Alongside the Inclusive Recovery Action Plan for Businesses, the Regeneration Strategy seeks to set out the framework for meeting the needs of local people and businesses, improving quality of life and creating a wealthier Sandwell. The strategy sets out a number of priorities for action, with key themes including: housing; education; placemaking; education and skills; transport; digital; and sustainability.</p>
Sandwell Corporate Plan 2021 – 2025 ¹⁰⁹	<p>Big Plans for a Great Place sets out what the Council will do to deliver the ‘Sandwell Vision 2030’ and key priorities for the borough, including six strategic outcomes:</p> <ul style="list-style-type: none"> • The best start in life for children and young people. • People live well and age well. • Strong, resilient communities. • Quality homes in thriving neighbourhoods. • A strong and inclusive economy. • A connected and accessible Sandwell.

¹⁰⁸ Sandwell Metropolitan Borough Council (2022) Sandwell Regeneration Strategy 2022 – 2027. March 2022. Available at: <https://regeneratingsandwell.co.uk/wp-content/uploads/2022/09/Regeneration-Strategy-2022-2027.pdf> [Date accessed: 04/07/24]

¹⁰⁹ Sandwell Metropolitan Borough Council 2021 – 2025. Big Plans for a Great Place: The Sandwell Plan. Available at: <https://www.sandwell.gov.uk/downloads/download/733/61-big-plans-for-a-great-place-the-sandwell-plan-2021-2025> [Date accessed: 04/07/24]

A.9 Soil

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to soil
DEFRA: Safeguarding our Soils: A Strategy for England (2011) ¹¹⁰	<p>The Soil Strategy for England outlines the government’s approach to safeguarding our soils for the long term. It provides a vision to guide future policy development across a range of areas and sets out the practical steps that are needed to take to prevent further degradation of our soils, enhance, restore and ensure their resilience, and improve understanding of the threats to soil and best practice in responding to them. Key objectives of the strategy include:</p> <ul style="list-style-type: none"> • Better protection for agricultural soils; • Protecting and enhancing stores of soil carbon; • Building the resilience of soils to a changing climate; • Preventing soil pollution; • Effective soil protection during construction and development; and • Dealing with our legacy of contaminated land.
DEFRA: Environmental Protection Act 1990: Part 2A. Contaminated Land Statutory Guidance (2012) ¹¹¹	<p>This document establishes a legal framework for dealing with contaminated land in England. This document provides guidelines for how local authorities should implement the regime, including how they should go about deciding whether land is contaminated land in the legal sense of the term.</p> <p>Key aims are as follows:</p> <ul style="list-style-type: none"> • To identify and remove unacceptable risks to human health and the environment. • To seek to ensure that contaminated land is made suitable for its current use. • To ensure that the burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with the principles of sustainable development.
National Planning Policy Framework (2023) ¹¹²	<p>The NPPF states that plans should prevent development from contributing to, or being put at risk of, air or water pollution.</p> <p>The NPPF states that planning should protect and enhance soils, particularly those recognised as best and most versatile agricultural land (Grades 1, 2 and 3a).</p>

¹¹⁰ DEFRA (2011) Safeguarding our Soils: A Strategy for England Available at: <https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england> [Date accessed: 04/07/24]

¹¹¹ DEFRA (2012) Environmental Protection Act 1990: Part 2A. Contaminated Land Statutory Guidance Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/223705/pb13735cont-land-guidance.pdf [Date accessed: 04/07/24]

¹¹² MHCLG (2023) National Planning Policy Framework Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 04/07/24]

A.10 Water

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to water
Water Framework Directive 2000/60/EC ¹¹³	This provides an overarching strategy, including a requirement for EU Member States to ensure that they achieve 'good ecological status' by 2015. River Basin Management Plans were defined as the key means of achieving this. They contain the main issues for the water environment and the actions we all need to take to deal with them.
HM Government Strategy for Sustainable Construction (2008) ¹¹⁴	Encourages the construction industry to adopt a more sustainable approach towards development; identifies eleven themes for targeting Action, which includes conserving water resources.
DEFRA The Water Environment (Water Framework Directive) (England and Wales) Regulations (2003) ¹¹⁵	<p>Requires all inland and coastal waters to reach 'good' status by 2015. It mandates that:</p> <ul style="list-style-type: none"> • Development must not cause a deterioration in status of a waterbody; and • Development must not prevent future attainment of 'good status', hence it is not acceptable to allow an impact to occur just because other impacts are causing the status of a water body to already be less than good. <p>This is being done by establishing a river basin district structure within which demanding environmental objectives are being set, including ecological targets for surface waters.</p>
Environment Agency: Building a Better Environment: Our role in development and how we can help (2013) ¹¹⁶	Guidance on addressing key environmental issues through the development process (focusing mainly on the issues dealt with by the Environment Agency), including managing flood risk, surface water management, use of water resources, preventing pollution.

¹¹³ Water Framework Directive 2000/60/EC Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32000L0060> [Date accessed: 04/07/24]

¹¹⁴ HM Government (2008) Strategy for Sustainable Construction. Available at: <https://webarchive.nationalarchives.gov.uk/ukgwa+/http://www.bis.gov.uk/files/file46535.pdf> [Date accessed: 04/07/24]

¹¹⁵ The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003. Available at: <https://www.legislation.gov.uk/ukxi/2003/3242/contents/made> [Date accessed: 04/07/24]

¹¹⁶ Environment Agency (2013) Building a Better Environment: Our role in development and how we can help. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to water
A Green Future: Our 25 Year Plan to Improve the Environment (2018) ¹¹⁷	<p>The document sets out Government action to help achieve natural world regain and retain good health. The main goals of the Plan are to achieve:</p> <ul style="list-style-type: none"> • Clean air; • Clean and plentiful water; • Thriving plants and wildlife; • A reduced risk of harm from environmental hazards such as flooding and drought; • Using resources from nature more sustainably and efficiently; and • Enhanced beauty, heritage and engagement with the natural environment. <p>The Plan seeks to achieve clean and plentiful water by:</p> <ul style="list-style-type: none"> • Reducing the damaging abstraction of water from rivers and groundwater, ensuring that by 2021 the proportion of water bodies with enough water to support environmental standards increases from 82% to 90% for surface water bodies and from 72% to 77% for groundwater bodies; • Reaching or exceeding objectives for rivers, lakes, coastal and ground waters that are specially protected, whether for biodiversity or drinking water as per our River Basin Management Plans; • Supporting OFWAT’s ambitions on leakage, minimising the amount of water lost through leakage year on year, with water companies expected to reduce leakage by at least an average of 15% by 2025; and • Minimising by 2030 the harmful bacteria in our designated bathing waters and continuing to improve the cleanliness of our waters. We will make sure that potential bathers are warned of any short-term pollution risks. <p>The 2021 Environment Act (2021) embeds several of these aspects into the new legislation.</p>
Environment Agency: Water for people and the environment: A Strategy for England and Wales (2009) ¹¹⁸	Looks at the steps needed, in the face of climate change, to manage water resources to the 2040s and beyond, with the overall aim of improving the environment while allowing enough water for human uses.
Severn River Basin District: River Basin Management Plan	RBMPs presents the ecological, chemical and quantitative status of the surface and groundwater bodies present in the river basin. In accordance with the RBMP, new development should not lead to deterioration of the water body. Objectives, according to the Water Framework Directive, are as follows:

¹¹⁷ DEFRA (2021) A Green Future: Our 25 Year Plan to Improve the Environment. Available at: <https://www.gov.uk/government/publications/25-year-environment-plan> [Date accessed: 04/07/24]

¹¹⁸ Environment Agency: Water for people and the environment: A Strategy for England and Wales Available at: <https://webarchive.nationalarchives.gov.uk/ukgwa/20140328091448/http://www.environment-agency.gov.uk/research/library/publications/40731.aspx> [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to water
(2022) ¹¹⁹ and Humber River Basin District: River Basin Management Plan (2022) ¹²⁰	<ul style="list-style-type: none"> • To prevent deterioration of the status of surface waters and groundwater; • To achieve objectives and standards for protected areas; • To aim to achieve good status for all water bodies or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status; • To reverse any significant and sustained upward trends in pollutant concentrations in groundwater; • The cessation of discharges, emissions and losses of priority hazardous substances into surface waters; and • Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants.
Severn Trent Water, Water Resource Management Plan (2024) ¹²¹ and South Staffs Water, Water Resource Management Plan (2023) ¹²²	The Plan sets out how Severn Trent Water and South Staffs Water maintain the balance between supply and demand for water. Their priorities for the future include keeping bills for customers at a minimum, taking fair and balanced approach for all stakeholders and delivering long term environmental benefits.
Black Country Councils Water Cycle Study: Phase 1 Scoping Study (2020) ¹²³	<p>This study assesses the potential issues relating to future development within the Black Country Councils and the impacts on water supply, wastewater collection and wastewater treatment. The Water Cycle Study (WCS) is required to assess the constraints and requirements that will arise from potential growth on the water infrastructure.</p> <p>The WCS aims to assist the Local Planning Authorities to identify development locations where there is minimal impact on the environment, water quality, water resources, infrastructure, and flood risk. This will be achieved by identifying areas where there may be conflict between any proposed development, the requirements of the environment and by recommending potential solutions to these</p>

¹¹⁹ DEFRA & Environment Agency (2022) Severn River basin district, river basin management plan. Available at: [https://www.gov.uk/guidance/severn-river-basin-district-river-basin-management-plan-updated-2022#:~:text=The%20Severn%20river%20basin%20district%20\(%20RBD%20\)%20river%20basin%20management%20plan,Wales%20jointly%20manage%20this%20RBD%20.](https://www.gov.uk/guidance/severn-river-basin-district-river-basin-management-plan-updated-2022#:~:text=The%20Severn%20river%20basin%20district%20(%20RBD%20)%20river%20basin%20management%20plan,Wales%20jointly%20manage%20this%20RBD%20.) [Date accessed: 04/07/24]

¹²⁰ DEFRA & Environment Agency (2022) Humber River basin district river basin management plan. Available at: <https://www.gov.uk/guidance/humber-river-basin-district-river-management-plan-updated-2022> [Date accessed: 04/07/24]

¹²¹ Severn Trent Water (2024) Water Resource Management Plan 2024. Available at: <https://www.severntrent.com/about-us/our-plans/water-resources-management-plan/> [Date accessed: 04/07/24]

¹²² South Staffs Water (2023) Water Resources Management Plan 2019. Available at <https://www.south-staffs-water.co.uk/about-us/our-strategies-and-plans/our-water-resources-management-plan#:~:text=At%20least%20every%20five%20years,now%20and%20in%20the%20future> [Date accessed: 08/07/24]

¹²³ JBA Consulting (2020) Black Country Councils Water Cycle Study: Phase 1 Scoping Study. Available at: https://blackcountryplan.dudley.gov.uk/media/17929/watercyclestudy_phs1_scopingstudy.pdf [Date accessed: 04/07/24]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to water conflicts.
Sandwell Level 2 Water Cycle Study Update (2024) ¹²⁴	The Level 2 update to the Water Cycle Study (WCS) is being prepared to inform the SLP, building on the Phase 1 Scoping Study prepared as part of the evidence base for the former Black Country Plan. This report suggests there will be no significant constraints on water supply and wastewater as a result of the proposed SLP development.

¹²⁴ JBA Consulting (2024) Sandwell Metropolitan Borough Council Level 2 Water Cycle Study.

Appendix B: SA Framework

#	SA Objective	Relevant SEA Regulations topics	Decision making criteria: Will the option / proposal...	Indicators (this list is not exhaustive)
1	Cultural heritage: Protect, enhance and manage sites, features and areas of archaeological, historical and cultural heritage importance.	<ul style="list-style-type: none"> Cultural heritage 	a) conserve features of architectural or historic interest and, where necessary, encourage their conservation and renewal? b) conserve or enhance archaeological sites/remains? c) conserve or enhance the setting of cultural heritage assets? d) improve the energy efficiency of historic buildings?	<ul style="list-style-type: none"> Number and condition of historic assets on the Heritage at Risk register. Developments with potential to adversely affect cultural heritage designations or areas of historic value in the SLP area. Statutory and non-statutory sites in the Historic Environment Record (HER) and identified in the HLC.
2	Landscape: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	<ul style="list-style-type: none"> Landscape Cultural heritage 	a) safeguard and enhance the character of the landscape and local distinctiveness and identity? b) protect and enhance visual amenity, including light and noise pollution? c) reuse degraded landscapes/townscapes? d) compromise the purpose of the Green Belt e.g. will it lead to coalescence of settlements and/or urban sprawl?	<ul style="list-style-type: none"> Tranquillity rating of area. Re-use of brownfield land and/or derelict buildings. Developments with potential to alter existing landscape or townscape character. Developments in the Green Belt which contradict with the findings of the Green Belt Study. Developments in areas identified as being of 'moderate' or 'moderate-high' sensitivity in the Landscape Sensitivity Study.
3	Biodiversity, flora, fauna and geodiversity: Protect, enhance and manage biodiversity and geodiversity.	<ul style="list-style-type: none"> Biodiversity Flora Fauna 	a) maintain and enhance features and assets of nature conservation value including biodiversity and geodiversity? b) support positive management of local sites (SLINCs and SINCs) designated for nature conservation and geodiversity value? c) contribute towards wider GI networks and promote habitat connectivity? d) deliver biodiversity net gain?	<ul style="list-style-type: none"> Number and diversity of protected species present in the area. Quality and extent of priority habitats (habitats of principle importance). Area and condition of sites designated for biological and geological interest. Provision and connectivity of GI.

#	SA Objective	Relevant SEA Regulations topics	Decision making criteria: Will the option / proposal...	Indicators (this list is not exhaustive)
				<ul style="list-style-type: none"> Amount of biodiversity net gain provided in new developments measured using the DEFRA Biodiversity Metric.
4	Climate change mitigation: Minimise Sandwell's contribution to climate change.	<ul style="list-style-type: none"> Climatic factors 	a) help to reduce the per capita carbon footprint of Sandwell? b) encourage renewable energy generation or use of energy from renewable or low-carbon sources? c) promote sustainable construction principles? d) help to reduce reliance on private car use?	<ul style="list-style-type: none"> Carbon emissions from domestic / industrial / commercial sources. Percentage of energy in the area generated from renewable sources. Proximity to, and frequency of, public transport links. Distance to local services and amenities.
5	Climate change adaptation: Plan for the anticipated levels of climate change.	<ul style="list-style-type: none"> Climatic factors Soil Water 	a) avoid development in areas at high risk of flooding and seek to reduce flood risk? b) increase the coverage and connectivity of GI? c) promote use of technologies and techniques to adapt to the impacts of climate change? d) ensure that new development is resilient to the effects of extreme weather events?	<ul style="list-style-type: none"> Number of properties at risk of flooding. Area of new greenspace created per capita. Area and connectivity of GI. Implementation of adaptive techniques, such as SuDS and passive heating/cooling.
6	Natural resources: Protect and conserve natural resources.	<ul style="list-style-type: none"> Soil Water Material assets 	a) utilise previously developed, degraded and under-used land? b) lead to the loss of the best and most versatile agricultural land? c) lead to the loss or sterilisation of mineral resources, or affect mineral working?	<ul style="list-style-type: none"> Re-use of previously developed or brownfield land. Area of potential BMV agricultural land lost to development. Development within groundwater SPZs. Proposed Mineral Safeguarding Area(s).
7	Pollution: Reduce air, soil, water and noise pollution.	<ul style="list-style-type: none"> Air Water Soil Human health 	a) improve air quality and avoid generating further air pollution? b) conserve soil quality or help to remediate land affected by ground contamination? c) conserve and improve water quality? d) help to reduce noise pollution and protect sensitive receptors from existing ambient noise?	<ul style="list-style-type: none"> Number of exceedances in NO₂, PM₁₀ or PM_{2.5} annual mean objectives within Sandwell AQMA. Development with potential to generate a significant increase in road traffic emissions or other air pollutants. Area of contaminated land remediated.

#	SA Objective	Relevant SEA Regulations topics	Decision making criteria: Will the option / proposal...	Indicators (this list is not exhaustive)
				<ul style="list-style-type: none"> Proximity to watercourses or groundwater receptors. Ecological and chemical status of waterbodies within the SLP area and downstream. Percentage change in pollution incidents.
8	Waste: Reduce waste generation and disposal and achieve the sustainable management of waste.	<ul style="list-style-type: none"> Population Material assets 	<p>a) encourage recycling, re-use and composting of waste?</p> <p>b) minimise and where possible eliminate generation of waste, during both construction and occupation of development?</p>	<ul style="list-style-type: none"> Number and capacity of waste management facilities. Rate of recycling and composting. Management of local authority collected waste.
9	Transport and accessibility: Improve the efficiency of transport networks by increasing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	<ul style="list-style-type: none"> Climatic factors Population Material assets 	<p>a) reduce the need to travel and/or reduce travel time?</p> <p>b) provide adequate means of access by a range of sustainable transport modes (i.e. walking, cycling, and public transport)?</p> <p>c) support a modal shift away from private car use?</p>	<ul style="list-style-type: none"> Proximity and connectivity of walking and cycling links. Proximity to public transport links including bus services, metro and rail. Frequency of bus services. Provision or expansion of public transport and active travel infrastructure. Distance / travel times to place of work, local amenities and key services.
10	Housing: Provide affordable, environmentally sound and good quality housing for all.	<ul style="list-style-type: none"> Population 	<p>a) provide a mix of good-quality housing, including homes that are suitable for first-time buyers?</p> <p>b) provide housing suitable for the growing elderly population?</p> <p>c) provide decent, affordable, and accessible homes?</p>	<ul style="list-style-type: none"> Varied housing mix. Percentage of dwellings delivered as affordable housing. Number of extra care homes. Provision of pitches and plots for Gypsies, Travellers and Travelling Showpeople.
11	Equality: Reduce poverty, crime and social deprivation and secure economic inclusion.	<ul style="list-style-type: none"> Population Human health 	<p>a) eliminate unlawful discrimination, victimisation and harassment?</p> <p>b) reduce crime and the fear of crime?</p> <p>c) create safe neighbourhoods and support community cohesion?</p>	<ul style="list-style-type: none"> Indices of Multiple Deprivation. Level of qualifications e.g. number. of people with NVQ2. Rates of crime.

#	SA Objective	Relevant SEA Regulations topics	Decision making criteria: Will the option / proposal...	Indicators (this list is not exhaustive)
			d) advance equality of opportunity? e) help to achieve life-long learning and increase learning participation and adult education?	<ul style="list-style-type: none"> Provision of and access to community facilities including libraries and local centres. Provision of accessible and adaptable homes to meet the needs of the population.
12	Health: Safeguard and improve community health, safety and wellbeing.	<ul style="list-style-type: none"> Human health Population 	a) improve sustainable access for all to health, leisure and recreational facilities? b) improve and enhance Sandwell's GI network? c) improve road safety? d) consider the needs of Sandwell's growing elderly population?	<ul style="list-style-type: none"> Travel time by active travel and/or public transport to healthcare facilities and services. Provision and accessibility of open greenspace and GI. Accessibility to sports facilities e.g. football pitches, playing fields, tennis courts and leisure centres.
13	Economy: Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities.	<ul style="list-style-type: none"> Population Material assets 	a) improve sustainable access to employment opportunities? b) encourage business start-ups in the SLP area? c) protect and enhance the vitality and viability of existing employment and retail areas? d) protect and create jobs?	<ul style="list-style-type: none"> Proximity and sustainable accessibility to employment opportunities. Number of residents working within Sandwell, and rates of unemployment. Number of new business start-ups as a result of the development. Total amount of employment land. Number of vacant units in strategic centres.
14	Education, skills and training: Raise educational attainment and develop and maintain a skilled workforce to support long-term competitiveness.	<ul style="list-style-type: none"> Population 	a) improve sustainable access for all to education and training opportunities? b) encourage a diversity of education and training opportunities? c) Support the provision of an appropriately skilled workforce?	<ul style="list-style-type: none"> Proximity to education and training, particularly primary schools and secondary schools. Provision of new education and training facilities and opportunities. Accessibility of education and training facilities by public transport. Capacity of local schools to meet demand from new development.

Appendix C: Consultation Responses to the SA

Appendix C contents

C.1 Overview	C1
C.2 Regulation 18 (I) Issues and Options	C2
C.3 Regulation 18 (II) Draft Plan.....	C3

Tables

Table C.2.1: Consultation responses from statutory consultees on Regulation 18 (I) Issues and Options SA Report (January 2023)	C2
Table C.3.1: Consultation responses from statutory consultees on Regulation 18 (II) Draft Plan SA Report (December 2023)	C3

C.1 Overview

C.1.1 Purpose of this document

- C.1.1.1 This appendix provides a summary of the consultation responses received during the Sustainability Appraisal (SA) process to date, and how the comments received have been considered.
- C.1.1.2 The SA Scoping Report¹ and the Regulation 18 Issues and Options Report² were prepared by Lepus Consulting and were published for consultation in between 6th February and 20th March 2023 alongside SMBC's 'Issues and Options' consultation document. **Table C.2.1** provides a summary of the consultation responses received from the statutory bodies (the Environment Agency, Historic England and Natural England) in relation to the Regulation 18 Issues and Options SA Report, and indicates how the comments received have influenced the SA process. No specific comments were received regarding the SA Scoping Report.
- C.1.1.3 The Draft Plan Regulation 18 Report (II)³ was prepared by Lepus Consulting and was published for consultation alongside SMBC's Draft Local Plan between November and December 2023. **Table C.3.1** provides a summary of the consultation responses received from the statutory bodies in regard to the Regulation 18 (II) SA, and indicates how the comments received have influenced the SA process.

¹ Lepus Consulting (2023) Sandwell Local Plan 2022-2041: SA Scoping Report. Available at: <https://www.sandwell.gov.uk/downloads/file/896/sandwell-local-plan-issues-and-options-sustainability-appraisal-scoping-report> [Date accessed: 07/08/24]

² Lepus Consulting (2023) Sandwell Local Plan 2022-2041: Issues and Options Report. Available at: <https://www.sandwell.gov.uk/downloads/file/893/sandwell-local-plan-issues-and-options-sustainability-appraisal> [Date accessed: 07/08/24]

³ Lepus Consulting (2023) Sandwell Local Plan 2022-2041: Regulation 18 Draft Plan Sustainability Appraisal. Available at: <https://sandwell.oc2.uk/document/9> [Date accessed: 07/08/24]

C.2 Regulation 18 (I) Issues and Options

Table C.2.1: Consultation responses from statutory consultees on Regulation 18 (I) Issues and Options SA Report (January 2023)

Consultee	Summary of consultation responses to SA Issues and Options Report	Incorporation into the SA
Natural England	<p>No specific comments received regarding the SA Scoping Report or Issues and Options Report, but general comments and recommendations have been supplied including the following:</p> <p><i>"The Local Plan should be underpinned by up to date environmental evidence. This should include an assessment of existing and potential components of local ecological networks. This assessment should inform the Sustainability Appraisal, ensure that land of least environment value is chosen for development, and that the mitigation hierarchy is followed and inform opportunities for enhancement as well as development requirements for particular sites."</i></p>	<p>The Regulation 18 (II) SA incorporated the latest evidence available at the time to inform the assessments of reasonable alternatives and policies, identified through conversation with SMBC. In particular, the topic-specific methodology including evidence to inform site assessments, the latest iteration of which is set out in Appendix D of this Regulation 19 Report.</p> <p>Additionally, the Draft SLP policies take into consideration the emerging approach to Nature Recovery Networks within the borough, for example, which have been assessed in Appendix F.</p> <p>An evaluation of impacts on ecological networks has been provided within Chapter 8 of the main Regulation 19 SA Report (Volume 2) which focuses on the SEA topic of biodiversity, flora and fauna.</p>
Historic England	<p>The following comments received regarding the Issues and options SA Report:</p> <p><i>"3.2 we would welcome reference to the historic environment within the vision which should then help to set out a positive strategy for the historic environment. Table 3.1 we are supportive of a separate objective for cultural heritage. There is limited detail to comment on at this stage as we are awaiting to see the content of the Local Plan and the policies and allocations that the Council decides to pursue. We welcome an objective to assess cultural heritage when that detail is available.</i></p> <p><i>When considering relevant plans and programmes to consider within the SEA/SA process we recommend that the Council consider the documents listed in our representation above, where we have included the links for ease."</i></p>	<p>The Issues and Options SA in section 4.2 included a recommendation to incorporate stronger reference to the importance of conservation and enhancement of cultural heritage and the historic environment, such as seeking opportunities for heritage-led regeneration.</p> <p>SMBC have since updated the SLP vision with stronger wording, as presented in the Draft SLP, which has been re-assessed in Appendix D of the Regulation 18 (II) SA and subsequently in Appendix F of the Regulation 19 SA. Recommendations for the SLP are discussed further in Chapter 18.</p>
Environment Agency	No response received.	N/A

C.3 Regulation 18 (II) Draft Plan

Table C.3.1: Consultation responses from statutory consultees on Regulation 18 (II) Draft Plan SA Report (December 2023)

Consultee	Summary of consultation responses to SA Issues and Options Report	Incorporation into the SA
Natural England	<p>No specific comments were received regarding the SA Regulation 18 (II) Draft Plan Report, but general comments and recommendations have been supplied including the following:</p> <p><i>"Site selection must also be informed by the relevant environmental assessments... Sustainability Appraisal incorporating Strategic Environmental Assessment: it should be clear how this has informed and provided justification for the sites selected for allocation assessed against reasonable alternatives. Recommendations and findings from the assessments should also be used to inform mitigation measures and design principles for the allocated sites."</i></p>	<p>The Regulation 19 SA sets out the Council's outline reasons for selection and rejection of sites in Appendix H, based on the assessments of all reasonable alternative sites pre-mitigation. Chapter 18 of the main Regulation 19 SA Report (Volume 2) summarises the recommendations provided to the Council throughout the SA process.</p>
Historic England	<p>No specific comments were received regarding the SA Regulation 18 (II) Draft Plan Report.</p>	N/A
Environment Agency	<p>The following comments were received regarding the SA Regulation 18 (II) Draft Plan Report:</p> <p><i>"...there doesn't seem to be a clear or consistent approach to how these assessments have considered flood risk or clear conclusions as to whether this means the Sequential Test has been passed or not. There also appear to have been some missed opportunities to have incorporated the aims of the Sequential Test either within one or more of the growth strategies as a distribution of spatial growth consideration, or the Sustainability Appraisal SA Objective Framework and subsequent appraisal of sites... a number of site allocations are proposed in areas of Flood Zone 2 (medium risk) and/or Flood Zone 3 (high risk) and will now need evidence to (a) demonstrate whether they have passed the Sequential Test (there are no alternative sites at a lower risk of flooding) and (b) be assessed by a Level 2 SFRA. The Council will need to ensure this is considered and demonstrated prior to the next iteration of the Local Plan, either as an update to the Sustainability Appraisal or as a standalone document."</i></p>	<p>The Regulation 19 SA will refer to the latest available evidence documents to inform the evaluation of the SLP, including any updated Sequential Test information from the Level 1 Sandwell SFRA⁴. Appendix B presents the latest version of the Policies, Plans and Programmes (PPP) Review including a selection of relevant evidence documents which have been considered during the SA process.</p>

⁴ JBA Consulting (2024) SMBC Level 1 Strategic Flood Risk Assessment.

Appendix D: Site Assessment Methodology and Assumptions

Appendix D Contents

D.1 Overview.....	D1
D.2 SA Objective 1: Cultural heritage	D2
D.3 SA Objective 2: Landscape	D6
D.4 SA Objective 3: Biodiversity, flora, fauna and geodiversity.....	D8
D.5 SA Objective 4: Climate change mitigation	D13
D.6 SA Objective 5: Climate change adaptation	D15
D.7 SA Objective 6: Natural resources.....	D17
D.8 SA Objective 7: Pollution	D19
D.9 SA Objective 8: Waste	D22
D.10 SA Objective 9: Transport and accessibility	D24
D.11 SA Objective 10: Housing	D27
D.12 SA Objective 11: Equality.....	D28
D.13 SA Objective 12: Health.....	D29
D.14 SA Objective 13: Economy	D32
D.15 SA Objective 14: Education, skills and training	D34

Boxes

Box D.2.1: SA Objective 1: Grade I Listed Buildings.....	D3
Box D.2.2: SA Objective 1: Grade II* Listed Buildings.....	D3
Box D.2.3: SA Objective 1: Grade II Listed Buildings	D3
Box D.2.4: SA Objective 1: Scheduled Monuments	D4
Box D.2.5: SA Objective 1: Registered Parks and Gardens.....	D4
Box D.2.6: SA Objective 1: Conservation Areas	D4
Box D.2.7: SA Objective 1: Archaeological Priority Areas.....	D5
Box D.2.8: SA Objective 1: Historic Landscape Characterisation.....	D5
Box D.3.1: SA Objective 2: Landscape sensitivity.....	D6
Box D.4.1: SA Objective 3: European sites.....	D9
Box D.4.2: SA Objective 3: SSSI	D9
Box D.4.3: SA Objective 3: NNR.....	D10
Box D.4.4: SA Objective 3: Ancient woodland	D10
Box D.4.5: SA Objective 3: LNR	D11
Box D.4.6: SA Objective 3: SINC.....	D11
Box D.4.7: SA Objective 3: SLINC	D11
Box D.4.8: SA Objective 3: Geological conservation.....	D12
Box D.4.9: SA Objective 3: Priority habitat.....	D12
Box D.5.1: SA Objective 4: Carbon emissions.....	D13
Box D.6.1: SA Objective 5: Fluvial flooding	D15
Box D.6.2: SA Objective 5: Surface water flooding	D15
Box D.6.3: SA Objective 5: Indicative flood zone	D16

Box D.7.1: SA Objective 6: Previously developed land / land with environmental value	D17
Box D.7.2: SA Objective 6: BMV land	D17
Box D.8.1: SA Objective 7: AQMA	D19
Box D.8.2: SA Objective 7: Main road.....	D19
Box D.8.3: SA Objective 7: Water quality.....	D20
Box D.8.4: SA Objective 7: Groundwater SPZ.....	D20
Box D.8.5: SA Objective 7: Increase in air pollution	D21
Box D.9.1: SA Objective 8: Waste.....	D22
Box D.10.1: SA Objective 9: Bus stop.....	D24
Box D.10.2: SA Objective 9: Railway or metro station.....	D24
Box D.10.3: SA Objective 9: Pedestrian access	D25
Box D.10.4: SA Objective 9: Road access	D25
Box D.10.5: SA Objective 9: Pedestrian access to local services.....	D25
Box D.10.6: SA Objective 9: Public transport access to local services	D26
Box D.11.1: SA Objective 10: Provision of housing	D27
Box D.12.1: SA Objective 11: Index of Multiple Deprivation	D28
Box D.13.1: SA Objective 12: NHS hospital.....	D29
Box D.13.2: SA Objective 12: Pedestrian access to GP surgery	D30
Box D.13.3: SA Objective 12: Public transport access to GP surgery	D30
Box D.13.4: SA Objective 12: Access to / net loss of greenspace	D30
Box D.13.5: SA Objective 12: Access to PRow / cycle routes.....	D31
Box D.14.1: SA Objective 13: Pedestrian access to employment opportunities	D32
Box D.14.2: SA Objective 13: Public transport access to employment opportunities	D32
Box D.14.3: SA Objective 13: Employment floorspace	D33
Box D.15.1: SA Objective 14: Pedestrian access to primary school.....	D34
Box D.15.2: SA Objective 14: Pedestrian access to secondary school.....	D34
Box D.15.3: SA objective 14: Public transport access to secondary school	D35

D.1 Overview

D.1.1 The purpose of this appendix

- D.1.1.1 This appendix provides additional context to **Chapter 4** of the main Regulation 19 SA Report (see **Volume 2**) regarding the methodology used to assess reasonable alternative sites within the emerging Sandwell Local Plan (SLP).
- D.1.1.2 Topic-specific methodologies have been established which reflect the differences between the SA Objectives and how different receptors should be considered in the appraisal process for reasonable alternative sites. There are also a number of assumptions and limitations noted within each of the following sections, which should be borne in mind when considering the assessment findings.
- D.1.1.3 The topic-specific methodologies set out in **Boxes D.2.1** to **D.15.3** explain how the likely impact per receptor has been identified in line with the local context and the impact symbols presented in **Table 4.4** within the main Regulation 19 SA Report.
- D.1.1.4 All distances stated in site assessments are measured 'as the crow flies' from the closest point of the site/receptor in question, unless otherwise stated.
- D.1.1.5 **Appendix E** sets out the detailed appraisal of each reasonable alternative site proposed, pre-mitigation. The appraisal evaluates the likely significant effects of each reasonable alternative against the 14 SA Objectives, using the methodology as set out in this appendix.
- D.1.1.6 The mitigating effects of SLP policies are considered within **Appendix G**.
- D.1.1.7 The level of detail that can be expressed through the SA assessments depends on the level of detail provided associated with the part of the plan in question.

D.2 SA Objective 1: Cultural heritage

D.2.1 Introduction and context

- D.2.1.1 **Boxes D.2.1 to D.2.8** set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 1: Cultural heritage.
- D.2.1.2 Impacts on heritage assets will be largely determined by the specific layout and design of development proposals, as well as the nature and significance of the heritage asset. There is a risk of adverse effects occurring, some of which may be unavoidable. As such, this risk has been reflected in the assessment as a negative impact where a site is in close proximity to heritage assets.
- D.2.1.3 Adverse impacts are recorded for options which have the potential to have an adverse impact on sensitive heritage designations, including Grade I, II* and II Listed Buildings, Scheduled Monuments (SM), Registered Parks and Gardens (RPG), and Conservation Areas (CA).
- D.2.1.4 It is assumed that where a designated heritage asset coincides with a site proposal, the heritage asset will not be lost as a result of development (unless otherwise specified in the Local Plan). Development which could potentially be discordant with the local character or setting, for example, due to design, layout, scale or type, would be expected to adversely impact the setting of nearby heritage assets¹ that are important components of the local area. Adverse impacts on heritage assets are predominantly associated with impacts on the existing setting of the asset and the character of the local area, as well as adverse impacts on views of, or from, the asset.
- D.2.1.5 Heritage assets identified on Historic England's Heritage at Risk Register may be identified as being at risk for a number of reasons, for example, due to dilapidation of the building fabric or other sources of risk such as coastal erosion, cultivation or scrub encroachment². Where Heritage at Risk assets could potentially be impacted by the proposed development at a site, this has been stated.
- D.2.1.6 It should be noted that not all of Sandwell's historic environment resource and heritage assets are subject to statutory designations; non-designated features comprise a significant aspect of heritage, which is often experienced on a daily basis. This may include buildings and other features of historic interest which are not listed, as well as both discovered and undiscovered archaeological remains.
- D.2.1.7 It is anticipated that SMBC will require a Heritage Statement or Archaeological Desk-Based Assessment to be prepared to accompany future planning applications, where appropriate.

¹ Setting is taken to mean the surroundings in which a heritage asset may be experienced, which does not relate solely to distance from proposed developments to heritage assets. Historic England (2017) The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition). Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> [Date accessed: 07/08/24]

² Historic England (2023) Search the Heritage at Risk Register. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/> [Date accessed: 07/08/24]

D.2.2 Cultural heritage receptors

Box D.2.1: SA Objective 1: Grade I Listed Buildings

Score	Likely Impact – Grade I Listed Buildings
--	Development proposal coincides with, is located adjacent to, or could significantly impact the setting of, a Grade I Listed Building.
-	Development proposal located within the wider setting of a Grade I Listed Building.
0	Development proposal is not considered likely to affect the setting or character of a Grade I Listed Building.
+	Development proposal which could potentially enhance a Grade I Listed Building or its setting.
Notes	
Grade I Listed Buildings are considered to be those of exceptional interest. Data available from Historic England ³ .	

Box D.2.2: SA Objective 1: Grade II Listed Buildings*

Score	Likely Impact - Grade II* Listed Buildings
--	Development proposal coincides with, or could significantly impact the setting of, a Grade II* Listed Building.
-	Development proposal located within the setting of a Grade II* Listed Building.
0	Development proposal not considered likely to impact a Grade II* Listed Building or its setting.
+	Development proposal which could potentially enhance a Grade II* Listed Building or its setting.
Notes	
Grade II* Listed Buildings are considered to be those of more than special interest. Data sourced from Historic England ⁴ .	

Box D.2.3: SA Objective 1: Grade II Listed Buildings

Score	Likely Impact - Grade II Listed Buildings
--	Development proposal coincides with a Grade II Listed Building.
-	Development proposal located within the setting of a Grade II Listed Building.
0	Development proposal not considered likely to impact a Grade II Listed Building or its setting.
+	Development proposal which could potentially enhance a Grade II Listed Building or its setting.

³ Historic England (2024) Download Listing Data. Available at: <https://historicengland.org.uk/listing/the-list/data-downloads/> [Date accessed: 07/08/24]

⁴ Ibid

Notes
Grade II Listed Buildings are considered to those of special interest. Data sourced from Historic England ⁵ .

Box D.2.4: SA Objective 1: Scheduled Monuments

Score	Likely Impact - Scheduled Monuments
--	Development proposal coincides with a SM.
-	Development proposal located within the setting of a SM.
0	Development proposal not considered to impact an SM or its setting.
+	Development proposal which could potentially enhance an SM or its setting.

Notes
Scheduling is the selection of a sample of nationally important archaeological sites. Data sourced from Historic England ⁶ .

Box D.2.5: SA Objective 1: Registered Parks and Gardens

Score	Likely Impact - Registered Parks and Gardens
--	Development proposal coincides with an RPG.
-	Development proposal located within the setting of an RPG.
0	Development proposal not considered likely to impact an RPG or its setting.
+	Development proposal which could potentially enhance an RPG or its setting.

Notes
The main purpose of the Register is to celebrate designed landscapes of note and encourage appropriate protection. Data sourced from Historic England ⁷ .

Box D.2.6: SA Objective 1: Conservation Areas

Score	Likely Impact - Conservation Areas
-	Development proposal located within a Conservation Area or considered to be located within the setting of a Conservation Area.
0	Development proposal not considered to impact a Conservation Area or its setting.
+	Development proposals which could potentially enhance the character or setting of a Conservation Area.

⁵ Ibid

⁶ Ibid

⁷ Ibid

Notes
Conservation Area data provided by SMBC. Information available online ⁸ .

Box D.2.7: SA Objective 1: Archaeological Priority Areas

Score	Likely Impact - Archaeological Priority Area
-	Development proposal coincides with an APA.
0	Development proposal does not coincide with an APA.
+	Development proposal which could potentially enhance an APA.

Notes
<p>The Black Country Historic Landscape Characterisation (HLC) Study⁹ aimed to create a strategic landscape-level understanding of the historic character and environment of the Black Country, including Sandwell. The study also identified a number of Archaeological Priority Areas (APAs), which are considered to contain particularly rare or well-preserved remains of high archaeological and historic interest.</p> <p>APA data has been provided by SMBC and is detailed within the HLC report.</p>

Box D.2.8: SA Objective 1: Historic Landscape Characterisation

Score	Likely Impact - Historic Landscape Characterisation
-	Development proposal located within an area of high historic landscape or townscape value and/or area designed landscape of high historic value
0	Development proposal located outside of areas of high historic landscape or townscape value and designed landscapes
+	Development proposal which could potentially enhance historic character.

Notes
<p>The Black Country HLC Study¹⁰ aimed to create a strategic landscape-level understanding of the historic character and environment of the Black Country, including Sandwell. The study identified several Historic Environment Area Designations (HEADs) within Sandwell’s Green Belt and in the urban area.</p> <p>Areas of High Historic Townscape Value (AHHTVs) and Designed Landscapes of High Historic Value (DLHHVs) have also been identified within the HLC. AHHTVs are areas “<i>where built heritage makes a significant contribution to the local character and distinctiveness</i>” and have been identified due to their sense of place, street plan and form, streetscape, views and setting, and representation. DLHHVs are “<i>designed landscapes that make an important contribution to local historic character but do not meet the criteria for inclusion on the national Register of Parks and Gardens</i>” and have been identified due to the date, preservation, aesthetics, and associations with people and past events.</p> <p>HLC data has been provided by SMBC and is detailed within the HLC report.</p>

⁸ Sandwell Metropolitan Borough Council (2024) Listed Buildings and conservation areas. Available at: <https://www.sandwell.gov.uk/planning/historic-environment/3> [Date accessed: 07/08/24]

⁹ Oxford Archaeology (2019) Black Country Historic Landscape Characterisation Study. Available at: https://blackcountryplan.dudley.gov.uk/media/13895/comp_black-country-hlc-final-report-30-10-2019-lr_redacted.pdf [Date accessed: 07/08/24]

¹⁰ Ibid

D.3 SA Objective 2: Landscape

D.3.1 Introduction and context

D.3.1.1 **Box D.3.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 2: Landscape.

D.3.1.2 Impacts on landscape are often determined by the specific layout and design of development proposals, as well as the site-specific landscape circumstances, as experienced on the ground. Detailed designs for each development proposal are uncertain at this stage of the assessment. This assessment comprises a desk-based exercise which has not been verified in the field. Therefore, the nature of the potential impacts on the landscape are, to an extent, uncertain. There is a risk of negative effects occurring, some of which may be unavoidable. As such, this risk has been reflected in the assessment as a negative impact where a development proposal is located in close proximity to sensitive landscape receptors. The level of impact has been assessed based on the nature and value of, and proximity to, the landscape receptor in question.

D.3.1.3 Cannock Chase National Landscape/Area of Natural Beauty (AONB) lies approximately 14km to the north of Sandwell Borough at its closest point. Given this distance, there is unlikely to be any significant adverse effects on the special qualities of the National Landscape arising from the proposed development sites. It is assumed that any future development would be accompanied by a Landscape and Visual Impact Assessment (LVIA) or Landscape and Visual Appraisal (LVA) if necessary to consider any potential for adverse impacts.

D.3.1.4 There is no evidence available to inform the SA assessments with regard to the landscape character or sensitivity of Sandwell’s urban areas. Information relating to the historic environment, including the Historic Landscape Characterisation and associated designations has been assessed under SA Objective 1: Cultural Heritage (see **Box D.2.8**).

D.3.2 Landscape receptors

Box D.3.1: SA Objective 2: Landscape sensitivity

Score	Likely Impact - Landscape Sensitivity Assessment
--	Development proposals located within areas of 'moderate-high' or 'high' landscape sensitivity.
-	Development proposals located within areas of 'low-moderate' or 'moderate' sensitivity.
+/-	Development proposals located outside of the Landscape Sensitivity Assessment study area.
0	Development proposals located within areas of 'low' sensitivity, or those not assessed in the study.
+	Development proposals which would protect or enhance features of the landscape as identified within the study.

Notes

The appraisal of sites is informed by the Black Country Landscape Sensitivity Assessment¹¹, which assessed the sensitivity of land outside of the urban areas of Sandwell and the other Black Country Authorities (i.e. Green Belt land) to housing and commercial development. The aim of the study was to identify the extent to which the character and quality of Green Belt land is susceptible to change as a result of future development. Parcels of land were classified ranging from 'high' to 'low' sensitivity.

As the majority of reasonable alternative development sites identified by SMBC lie outside of the Green Belt, and as such outside of the Landscape Sensitivity Assessment study area, the potential effects of each site on sensitive landscapes are uncertain and would benefit from further site-specific studies to identify any local sensitive views or landscapes. Only one reasonable alternative site, 137 (Poppy Drive Open Space) lies partially within the Green Belt area assessed in the Sensitivity Assessment.

¹¹ LUC (2019) Black Country Landscape Sensitivity Assessment. Available at:
https://blackcountryplan.dudley.gov.uk/media/13883/black-country-lsa-front-end-report-final-lr_redacted.pdf [Date accessed: 12/08/24]

D.4 SA Objective 3: Biodiversity, flora, fauna and geodiversity

D.4.1 Introduction and context

- D.4.1.1 **Boxes D.4.1 to D.4.9** set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 3: Biodiversity, flora, fauna and geodiversity.
- D.4.1.2 The biodiversity objective considers adverse impacts of the proposed development at a landscape-scale. It focuses on an assessment of proposed development on a network of designated and undesignated sites, wildlife corridors and individual habitats within the Plan area.
- D.4.1.3 Where a site is coincident with, adjacent to or located in close proximity to an ecological receptor, it is assumed that negative effects associated with development will arise to some extent. These negative effects include those that occur during the construction phase and are associated with the construction process and construction vehicles (e.g. habitat loss, habitat fragmentation, habitat degradation, noise, air, water and light pollution) and those that are associated with the operation/occupation phases of development (e.g. public access associated disturbances, increases in local congestion resulting in a reduction in air quality, changes in noise levels, visual disturbance, light pollution, impacts on water levels and quality etc.).
- D.4.1.4 It is assumed that construction and occupation of previously undeveloped greenfield land would result in a net reduction in vegetation cover in the Plan area. This would also be expected to lead to greater levels of fragmentation and isolation for the wider ecological network, such as due to the loss of stepping-stones and corridors. This will restrict the ability of ecological receptors to adapt to the effects of climate change. The loss of greenfield land is considered under the Natural Resources objective (SA Objective 6) in this assessment.
- D.4.1.5 It should be noted that no detailed ecological surveys have been completed by Lepus to inform the assessments made in this report.
- D.4.1.6 Protected species survey information is not available for the sites within the Plan area. It is acknowledged that data is available from the local biological records centre. However, it is noted that this data may be under recorded in certain areas. This under recording does not imply species absence. As a consequence, consideration of this data on a site-by-site basis within this assessment would have the potential to skew results – favouring well recorded areas of the Plan area. As such impacts on protected species have not been assessed on a site-by-site basis.
- D.4.1.7 It is anticipated that the Council will require detailed ecological surveys and assessments to accompany future planning applications. Such surveys will determine on a site-by-site basis the presence of Priority Species and Priority Habitats protected under the NERC Act.
- D.4.1.8 It is assumed that mature trees and hedgerows will be retained where possible.

D.4.2 Biodiversity receptors

Box D.4.1: SA Objective 3: European sites

Score	Likely Impact – European site e.g. SAC, SPA or Ramsar site
--	Development proposal coincides with, or is located in close proximity to, a European site. Likelihood of direct impacts.
-	Development proposal is located within a recognised ZoI or similar spatial catchment relative to the European site. Likelihood of direct or indirect impacts.
+/-	Development located outside of a recognised ZoI where, in absence of HRA conclusions, the effect of development is uncertain.
0	Development not anticipated to result in adverse impacts on European sites.
+	Development proposals which would be expected to enhance features within a European site.

Notes

The area within which development proposals could potentially have direct, indirect and in-combination impacts on the integrity of a European site is referred to as the Zone of Influence (ZOI). This is determined through an identification of sensitive receptors at each European site (its qualifying features) and pathways via which the Local Plan may have an impact. At this stage, no ZOI have been formally identified for surrounding European sites, and so at this stage of the assessment process, the potential impact of each development site is uncertain. It should be noted that the impact of allocated sites on European sites will be tested through the Habitats Regulations Assessment (HRA) process, the findings of which will be used to inform the Regulation 19 SA (see **Chapter 8 of Volume 2**). The HRA will provide further detail relating to potential impacts on European sites within and surrounding the Plan area.

Data for European sites is available from Natural England¹².

Box D.4.2: SA Objective 3: SSSI

Score	Likely Impact – Site of Special Scientific Interest (SSSI)
--	Development coincides with, or is located adjacent to, an SSSI.
-	Within an IRZ which indicates proposed development should be consulted on with Natural England. Likelihood of direct or indirect impacts.
0	Development within an IRZ which does not indicate the proposed development need to consult with Natural England.
+	Development proposals which would enhance features of an SSSI.

Notes

Natural England has developed Impact Risk Zones (IRZs) for each SSSI unit in the country. IRZs are a Geographical Information System (GIS) tool developed by Natural England which allow a rapid initial assessment of the potential risks posed by development proposals to: SSSIs, SACs, SPAs and Ramsar sites. They define zones around each site which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Where a site falls within more than one SSSI IRZ the worst-case risk zone is reported upon in the assessment.

¹² Natural England (2024) Special Areas of Conservation (England). Available at: https://naturalengland-defra.opendata.arcgis.com/datasets/e4142658906c498fa37f0a20d3fdcf0_0 [Date accessed: 20/06/23]

Notes
Data for SSSIs and IRZs is available from Natural England ¹³ .

Box D.4.3: SA Objective 3: NNR

Score	Likely Impact – National Nature Reserve (NNR)
--	Development coincides with an NNR. Likelihood of direct impacts.
-	Development could potentially result in adverse impacts on an NNR. Likelihood of direct or indirect impacts.
0	Development not anticipated to result in adverse impacts on NNRs.
+	Development proposals which would enhance or create an NNR.

Notes
National Nature Reserves (NNRs) were established to protect some of England’s most important habitats, species and geology, and to provide ‘outdoor laboratories’ for research. Data for NNRs is available from Natural England ¹⁴ .

Box D.4.4: SA Objective 3: Ancient woodland

Score	Likely Impact - Ancient woodland
--	Development proposal coincides with a stand of ancient woodland. Likelihood of direct impacts.
-	Development proposal anticipated to result in adverse impacts on a stand of ancient woodland. Likelihood of direct or indirect impacts.
0	Development proposal would not be anticipated to impact ancient woodland.
+	Development proposals which would enhance ancient woodland.

Notes
Ancient woodland is defined as an area that has been wooded continuously since at least 1600AD and includes ‘ancient semi-natural woodland’ and ‘plantations on ancient woodland sites’, both of which have equal protection under the NPPF ¹⁵ . Data for ancient woodlands is available from Natural England ¹⁶ .

¹³ Natural England (2024) Natural England’s Impact Risk Zones for Sites of Special Scientific Interest. Available at: <https://data.gov.uk/dataset/5ae2af0c-1363-4d40-9d1a-e5a1381449f8/ssi-impact-risk-zones> [Date accessed: 12/08/24]

¹⁴ Natural England (2024) National Nature Reserves (England). Available at: <https://data.gov.uk/dataset/726484b0-d14e-44a3-9621-29e79fc47bfc/national-nature-reserves-england> [Date accessed: 07/08/24]

¹⁵ Forestry Commission and Natural England (2022) Ancient woodland, ancient trees and veteran trees: protecting them from development. Available at: <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences> [Date accessed: 07/08/24]

¹⁶ Natural England (2024) Ancient Woodland (England). Available at: <https://data.gov.uk/dataset/9461f463-c363-4309-ae77-fdc7e9df7d3/ancient-woodland-england> [Date accessed: 07/08/24]

Box D.4.5: SA Objective 3: LNR

Score	Likely Impact – Local Nature Reserve (LNR)
-	Development proposal could potentially result in adverse impacts on an LNR, such as those which coincide or are located in close proximity. Likelihood of direct or indirect impacts.
0	Development proposal not anticipated to result in adverse impacts on an LNR.
+	Development proposals which would enhance or create an LNR.
Notes	
Local Nature Reserves (LNRs) are statutory designations, representing places with wildlife or geological features that are of special interest locally, which give people special opportunities to study and learn about them or simply enjoy and have contact with nature. Data for LNRs is available from Natural England ¹⁷ .	

Box D.4.6: SA Objective 3: SINC

Score	Likely Impact – Sites of Importance for Nature Conservation (SINC)
--	Development proposal coincides with a SINC. Likelihood of direct impacts.
-	Development proposal anticipated to result in adverse impacts on a SINC. Likelihood of direct or indirect impacts.
0	Development not anticipated to result in adverse impacts on a SINC.
+	Development proposals which would enhance or create a SINC.
Notes	
Sites of Importance for Nature Conservation (SINCs) are non-statutory designated sites of Birmingham and the Black Country importance ¹⁸ . They are endorsed by the Birmingham and Black Country Local Sites Partnership. Data for SINCs has been provided by SMBC. For the purposes of the SLP, SINCs operate as a hard constraint for site allocation because they are rated more highly for their value to ecology and the environment.	

Box D.4.7: SA Objective 3: SLINC

Score	Likely Impact – Sites of Local Importance for Nature Conservation (SLINC)
-	Development proposal anticipated to result in adverse impacts on a SLINC, such as those which coincide or are located in close proximity. Likelihood of direct or indirect impacts.
0	Development not anticipated to result in adverse impacts on a SLINC.
+	Development proposals which would enhance or create a SLINC.

¹⁷ Natural England (2024) Local Nature Reserves (England). Available at: <https://data.gov.uk/dataset/acdf4a9e-a115-41fb-bbe9-603c819aa7f7/local-nature-reserves-england> [Date accessed: 07/08/24]

¹⁸ EcoRecord (2023) Local Wildlife Sites. Available at: <https://www.ecorecord.org.uk/local-sites> [Date accessed: 07/08/24]

Notes
<p>Sites of Local Importance for Nature Conservation (SLINCs) are non-statutory designated sites of borough importance¹⁹. They are endorsed by the Birmingham and Black Country Local Sites Partnership, and then adopted by SMBC. Data for SLINCs has been provided by SMBC.</p> <p>For the purposes of the SLP, whilst SLINCs are protected, under certain circumstances development may take place adjacent to or on them where appropriate mitigation can be realised and where the value of the development is considered to be sufficient to outweigh any damage to the habitat.</p>

Box D.4.8: SA Objective 3: Geological conservation

Score	Likely Impact - Geological conservation
-	Development proposal anticipated to result in adverse impacts on a geological site, due to location or proximity. Likelihood of direct or indirect impacts.
0	Development proposal not anticipated to result in adverse impacts on a Geological Site.
+	Development proposal anticipated to enhance a geological site.

Notes
Data for geological sites provided by SMBC and data for underlying geological context provided by British Geological Survey.

Box D.4.9: SA Objective 3: Priority habitat

Score	Likely Impact - Priority habitat
-	Development proposal coincides with a priority habitat.
0	Development proposal does not coincide with a priority habitat.
+	Development proposals which enhance or create a priority habitat.

Notes
For the purposes of this assessment, impacts on priority habitats have been considered in the context of Natural England’s publicly available Priority Habitat Inventory database ²⁰ . It is acknowledged this may not reflect current local site conditions in all instances.

¹⁹ Ibid

²⁰ Natural England (2024) Priority Habitat Inventory (England). Available at: <https://data.gov.uk/dataset/4b6ddab7-6c0f-4407-946e-d6499f19fcde/priority-habitat-inventory-england> [Date accessed: 07/08/24]

D.5 SA Objective 4: Climate change mitigation

D.5.1 Introduction and context

D.5.1.1 **Box D.5.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 4: Climate change mitigation.

D.5.1.2 The incorporation of GI within developments presents several opportunities to mitigate climate change, for example, through providing natural cooling to combat the ‘urban heat island’ effect, reducing the effects of air pollution and providing more pleasant outdoor environments to encourage active travel²¹.

D.5.1.3 However, it is likely that new development would result in an increase in local greenhouse gas (GHG) emissions due to the increase in the local population and the number of operating businesses. The increase in GHG emissions caused by new developments is often associated with impacts of the construction phase, the occupation and operation of homes and businesses, fuel consumption and increases in local road transport with associated emissions. This impact is considered to be permanent and non-reversible.

D.5.1.4 It should be noted that the appraisal of the reasonable alternatives is limited in its assessment of carbon emissions. The 1% principle as set out in **Box D.5.1** is only a coarse precautionary indicator, and greater detail of carbon data would help to better quantify effects.

D.5.2 Climate change mitigation receptors

Box D.5.1: SA Objective 4: Carbon emissions

Score	Likely Impact - Carbon emissions
--	Residential-led development which could potentially result in an increase in CO ₂ emissions by 1% or more in comparison to current levels.
-	Residential-led development which could potentially result in an increase in CO ₂ emissions by 0.1% or more in comparison to current levels.
0	Development would be expected to result in a negligible increase in CO ₂ emissions.
+/-	Non-residential or Gypsy and Traveller development where the carbon emissions produced as a result of the proposed development is uncertain, or development sites where the proposed use is uncertain.
+	Development proposals which include energy saving or renewable energy technologies. Development proposals which would reduce reliance on private car use, encourage active travel or the use of public transport.

²¹ TCPA (2023) What is Green Infrastructure? Available at: <https://www.tcpa.org.uk/what-is-green-infrastructure/> [Date accessed: 07/08/24]

Notes

The estimated CO2 emissions for Sandwell in 2022 was 1,247.3 kilo tonnes, with per capita emissions of 3.6 tonnes, according to UK local authority CO2 emissions data²². Sandwell has an average of 2.7 people per dwelling²³.

Based on these figures, and assuming new residents will generate CO2 emissions in line with the current average, it has been calculated that proposals for 1,283 homes or more are expected to increase carbon emissions by 1% or more in comparison to the current estimates for Sandwell. Proposals for 128 homes or more are expected to increase carbon emissions by 0.1% or more in comparison to current estimates for Sandwell.

²² Department for Energy Security and Net Zero (2024) UK local authority and regional greenhouse gas emissions statistics, 2005 to 2022. Available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-statistics-2005-to-2022> [Date accessed: 07/08/24]

²³ People per dwelling has been calculated using the ONS mid-2021 population estimates (Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>) and dwelling stock (Available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>) [Date accessed: 07/08/24]

D.6 SA Objective 5: Climate change adaptation

D.6.1 Introduction and context

D.6.1.1 **Boxes D.6.1 to D.6.3** set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 5: Climate change adaptation.

D.6.1.2 It is assumed that development proposals will be in perpetuity, and it is therefore likely that development will be subject to the impacts of flooding at some point in the future, should it be situated on land at risk of fluvial or surface water flooding.

D.6.2 Climate change adaptation receptors

Box D.6.1: SA Objective 5: Fluvial flooding

Score	Likely Impact - Fluvial flooding
--	Development proposals which coincide with Flood Zones 3.
-	Development proposals which coincide with Flood Zone 2.
+	Development proposals which are located wholly within Flood Zone 1.

Notes

Data for fluvial flooding has been derived from the latest available Environment Agency Flood Map for Planning (Rivers and Sea)²⁴, such that:

- **Flood Zone 3:** Greater or equal to 1% chance of river flooding in any given year or greater than 0.5% chance of sea flooding in any given year;
- **Flood Zone 2:** Between 1% and 0.1% chance of river flooding in any given year or 0.5% and 0.1% chance of sea flooding in any given year; and
- **Flood Zone 1:** Less than 0.1% chance of river and sea flooding in any given year.

Box D.6.2: SA Objective 5: Surface water flooding

Score	Likely Impact - Surface water flooding
--	Development proposals which coincide with areas at high risk of surface water flooding.
-	Development proposals which coincide with areas at low and/or medium risk of surface water flooding.
0	Development proposals which are not located in areas determined to be at risk of surface water flooding.

²⁴ Environment Agency (2023) Flood Map for Planning (Rivers and Sea) – Flood Zone 2 and Flood Zone 3. Available at: <https://www.data.gov.uk/dataset/cf494c44-05cd-4060-a029-35937970c9c6/flood-map-for-planning-rivers-and-sea-flood-zone-2> and <https://www.data.gov.uk/dataset/bed63fc1-dd26-4685-b143-2941088923b3/flood-map-for-planning-rivers-and-sea-flood-zone-3> [Date accessed: 07/08/24]

Score	Likely Impact - Surface water flooding
+	Development proposals which include the integration of GI, open space, SUDS or other surface water flood risk alleviating measures
Notes	
<p>The assessment is based on the Environment Agency surface water flood risk data²⁵, such that²⁶:</p> <ul style="list-style-type: none"> • High risk: more than 3.3% chance of flooding each year; • Medium risk: between 1% - 3.3% chance of flooding each year; and • Low risk: between 0.1% - 1% chance of flooding each year. <p>Areas determined to be at very low risk of flooding (less than 0.1% chance) would be expected to result in a negligible impact on surface water flooding for the purposes of this assessment.</p>	

Box D.6.3: SA Objective 5: Indicative flood zone

Score	Likely Impact - Indicative flood zone
--	Development proposals which coincide with Indicative Flood Zone 3b.
0	Development proposals which do not coincide with Indicative Flood Zone 3b.
Notes	
<p>Indicative Flood Zone 3b is present in areas where flooding will potentially worsen in future due to climate change. Data for Indicative Flood Zones has been provided by SMBC, which relates to the data produced by JBA Consulting as part of the Black Country Level 1 Strategic Flood Risk Assessment (SFRA)²⁷.</p>	

²⁵ Environment Agency (2024) Risk of Flooding from Surface Water Extent: 3.3 percent annual chance, 1 percent annual chance, 0.1 percent annual chance. Available at: <https://www.data.gov.uk/dataset/95ea1c96-f3dd-4f92-b41f-ef21603a2802/risk-of-flooding-from-surface-water-extent-3-3-percent-annual-chance> [Date accessed: 07/08/24]

²⁶ Environment Agency (2013) Risk of flooding from surface water. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297429/LIT_8986_eff63d.pdf [Date accessed: 07/08/24]

²⁷ JBA Consulting (2020) The Black Country Authorities Level 1 Strategic Flood Risk Assessment Final Report 25th June 2020. Available at: <https://blackcountryplan.dudley.gov.uk/t2/p4/t2p4h/> [Date accessed: 07/08/24]

D.7 SA Objective 6: Natural resources

D.7.1 Introduction and context

- D.7.1.1 **Boxes D.7.1 to D.7.2** set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 6: Natural resources.
- D.7.1.2 In accordance with the core planning principles of the NPPF, development on previously developed land is recognised as an efficient use of land. Development of previously undeveloped land and greenfield sites is not considered to be an efficient use of land.
- D.7.1.3 The natural resources objective also considers potential effects on mineral resources. Minerals are a finite, non-renewable resource and as such, their conservation and safeguarding for future generations is important. There are no Mineral Safeguarding Areas or Areas of Search identified within Sandwell in the Black Country Minerals Study²⁸; as such all proposed development sites would be expected to have a negligible impact on mineral resources based on the current evidence available.

D.7.2 Natural resources receptors

Box D.7.1: SA Objective 6: Previously developed land / land with environmental value

Score	Likely Impact - Previously developed (brownfield) land / land with environmental value
-	Development proposals located on previously undeveloped land, or brownfield land with potential environmental value.
+	Development proposals located on previously developed or brownfield land with no environmental value.
Notes	
Assessment of sites comprising previously developed land is in accordance with the definitions in the NPPF ²⁹ . Assessment of current land use and potential environmental value has been made through reference to aerial photography and the use of Google Maps. It should be noted that this may not reflect the current status of the site, and the nature of development within the site boundary is unknown, so a degree of uncertainty remains.	

Box D.7.2: SA Objective 6: BMV land

Score	Likely Impact – Best and most versatile (BMV) land
--	Development proposals which are situated on Grade 1, 2 or 3 ALC land comprising 20ha or more.
-	Development proposals which are situated on Grade 1, 2 or 3 ALC land comprising less than 20ha.
0	Development proposals located on previously developed land with no environmental value.

²⁸ wood (2020) Review of the Evidence Base for Minerals to support preparation of the Black Country Plan. Available at: <https://blackcountryplan.dudley.gov.uk/t2/p4/t2p4f/> [Date accessed: 07/08/24]

²⁹ Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 07/08/24]

Score	Likely Impact – Best and most versatile (BMV) land
+	Development proposals which are situated on Grade 4 and 5 ALC land, or land classified as 'urban' or 'non-agricultural'.
Notes	
<p>The Agricultural Land Classification (ALC) system classifies land into five categories according to versatility and suitability for growing crops. The top three grades, Grades 1, 2 and 3a, are referred to as the Best and Most Versatile (BMV) land³⁰. In the absence of site-specific surveys to identify Grades 3a and 3b, and in line with the precautionary principle, ALC Grade 3 is considered as BMV land. ALC data is available from Natural England³¹.</p> <p>A 20ha threshold has been used based on Natural England guidance³².</p>	

³⁰ MAFF. October 1988. Available at Natural England.

<http://publications.naturalengland.org.uk/publication/6257050620264448?category=5954148537204736> [Date accessed: 07/08/24]

³¹ Natural England (2019) Agricultural Land Classification (ALC) (England). Available at: https://naturalengland-defra.opendata.arcgis.com/datasets/5d2477d8d04b41d4bbc9a8742f858f4d_0?geometry=-3.131%2C52.513%2C-0.667%2C53.094 [Date accessed: 07/08/24]

³² Natural England (2009) Agricultural Land Classification: protecting the best and most versatile agricultural land. Available at: <http://publications.naturalengland.org.uk/publication/35012> [Date accessed: 07/08/24]

D.8 SA Objective 7: Pollution

D.8.1 Introduction and context

D.8.1.1 **Boxes D.8.1 to D.8.5** set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 7: Pollution.

D.8.1.2 The assessment under this objective considers the potential for reasonable alternative sites to generate pollution associated with the construction and occupation of new development, as well as the potential to expose site end users to existing sources of pollution.

D.8.2 Pollution receptors

Box D.8.1: SA Objective 7: AQMA

Score	Likely Impact - AQMA
-	All development proposals in the Black Country are located within an AQMA.
Notes	
Air Quality Management Areas (AQMAs) are considered to be an area where the national air quality objective will not be met. Introducing new development within an AQMA would therefore be expected to expose new residents to poor air quality. UK AQMA data is available from Defra ³³ .	

Box D.8.2: SA Objective 7: Main road

Score	Likely Impact - Main road
-	Development proposals located within 200m of a main road.
0	Development proposals located over 200m from a main road.
+	Development proposals which would help to reduce the number of cars used, promote the use of public transport and active travel and reduce congestion on nearby roads.
Notes	
It is assumed that sites located in close proximity to main roads would expose site end users to transport associated noise and air pollution. Negative impacts on the long-term health of site end users would be anticipated where residents would be exposed to air pollution.	
In line with the DMRB guidance, it is assumed that receptors would be most vulnerable to these impacts located within 200m of a main road ³⁴ . The Department for Transport (DfT) in their Transport Analysis Guidance (TAG) consider that, "beyond 200m from the link centre, the contribution of vehicle emissions to	

³³ Department for Environment Food and Rural Affairs (2024) UK Air Information Resource. Available at: <https://uk-air.defra.gov.uk/aqma/maps/> [Date accessed: 07/08/24]

³⁴ Design Manual for Roads and Bridges (2024) LA 105 Air Quality. Available at: <https://www.standardsforhighways.co.uk/search/af7f4cda-08f7-4f16-a89f-e30da703f3f4> [Date accessed: 12/08/24]

Notes
<i>local pollution levels is not significant</i> ³⁵ . A 200m buffer distance from main roads (motorways and A-roads) has therefore been applied in this assessment. Road data is available from Ordnance Survey ³⁶ .

Box D.8.3: SA Objective 7: Water quality

Score	Likely Impact - Water quality
-	Development proposals located within 10m of a watercourse.
+/-	Development proposals located over 10m from a watercourse.
+	Development proposal includes integration of GI or the naturalisation of watercourses.

Notes
Construction activities in or near watercourses have the potential to cause pollution, impact upon the bed and banks of watercourses and impact on the quality of the water. A 10m buffer zone from a watercourse in which no works, clearance, storage or run-off should be permitted has been used as per available guidance ³⁷³⁸ . However, it should be noted that development further away than this has the potential to lead to adverse impacts such as those resulting from runoff and should be considered on a site-by-site basis; as such, sites over 10m from a watercourse are scored as 'uncertain' in this assessment. Watercourse mapping data is available from the Ordnance Survey ³⁹ .

Box D.8.4: SA Objective 7: Groundwater SPZ

Score	Likely Impact - Groundwater SPZ
-	Development proposal coincides with a groundwater SPZ.
0	Development proposal does not coincide with a groundwater SPZ.

Notes
The vulnerability of groundwater to pollution is determined by the physical, chemical and biological properties of the soil and rocks, which control the ease with which an unprotected hazard can affect groundwater. Groundwater Source Protection Zones (SPZs) indicate the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants. As such, any site that is located within a groundwater SPZ could potentially have an adverse impact on groundwater quality. Groundwater source catchments are divided into three zones: <ul style="list-style-type: none"> • Inner Zone (Zone I) – 50-day travel time from any point below the water table to the source; • Outer Zone (Zone II) – 400-day travel time; and

³⁵ Department for Transport (2023) TAG unit A3 Environmental Impact Appraisal. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/825064/tag-unit-a3-environmental-impact-appraisal.pdf [Date accessed: 07/08/24]

³⁶ Ordnance Survey (2023) OS Open Roads. Available at: <https://www.ordnancesurvey.co.uk/business-government/products/open-map-roads> [Date accessed: 07/08/24]

³⁷ DAERA (2019) Advice and Information for planning approval on land which is of nature conservation value. Available at: <https://www.daera-ni.gov.uk/articles/advice-and-information-planning-approval-land-which-nature-conservation-value> [Date accessed: 07/08/24]

³⁸ Wild Trout Trust. Buffer Zones. Available at: <https://www.wildtrout.org/content/buffer-zones> [Date accessed: 07/08/24]

³⁹ Ordnance Survey (2023) OS Open Rivers. Available at: <https://www.ordnancesurvey.co.uk/business-government/products/open-map-rivers> [Date accessed: 07/08/24]

Notes
<ul style="list-style-type: none"> Total Catchment (Zone III) – within which all groundwater recharge is presumed to be discharged at the source. <p>SPZ data is available from the Environment Agency⁴⁰.</p>

Box D.8.5: SA Objective 7: Increase in air pollution

Score	Likely Impact - Increase in air pollution
--	Development proposals which could potentially result in a significant increase in air pollution.
-	Development proposals which could potentially result in a minor increase in air pollution.
0	Development would be expected to result in a negligible increase in air pollution.
+/-	The air pollution likely to be generated as a result of development proposals is uncertain. Including development sites for Gypsy and Traveller use, or development sites where the proposed use is uncertain.

Notes
<p>It is assumed that development would result in an increase in traffic and thus traffic generated air pollution. Residential sites proposed for the development of between ten and 99 dwellings would therefore be expected to have a minor negative impact on local air pollution⁴¹. Residential sites proposed for the development of 100 dwellings or more would be expected to have a major negative impact. Employment sites which propose the development of between 1ha and 9.9ha of employment space would be expected to have a minor negative impact and sites which propose 10ha or more would be expected to have a major negative impact.</p> <p>Where a site is proposed for the development of nine dwellings or less, or for 0.99ha of employment floorspace or less, a negligible impact on local air quality would be anticipated.</p>

⁴⁰ Environment Agency (2023) Source Protection Zones. Available at: <https://data.gov.uk/dataset/09889a48-0439-4bbe-8f2a-87bba26fbbf5/source-protection-zones-merged> [Date accessed: 07/08/24]

⁴¹ Institute of Air Quality Management (2017) Land-Use Planning & Development Control: Planning for Air Quality. Paragraph 5.8. Available at: <https://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf> [Date accessed: 07/08/24]

D.9 SA Objective 8: Waste

D.9.1 Introduction and context

- D.9.1.1 **Box D.9.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 8: Waste.
- D.9.1.2 It is expected that new development would result in an increase in the local population, and consequently an increase in household waste generation.
- D.9.1.3 It should be noted that the appraisal of the reasonable alternatives is limited in its assessment against waste. The 1% principle as set out in **Box D.9.1** is only a coarse precautionary indicator, and greater detail of waste data would help to better quantify effects. The amount and type of waste produced will vary depending upon the specific site circumstances and end use and may have differing implications for the management of waste; such detail is not available to inform the assessment of reasonable alternative sites.

D.9.2 Waste receptors

Box D.9.1: SA Objective 8: Waste

Score	Likely Impact - Waste
--	Residential-led development which could potentially result in an increase in household waste generation by 1% or more in comparison to current levels.
-	Residential-led development which could potentially result in an increase in household waste generation by 0.1% or more in comparison to current levels.
0	Development would be expected to result in a negligible increase in household waste generation.
+/-	The waste generated as a result of development proposals for non-residential or Gypsy and Traveller use is uncertain, or development sites where the proposed use is uncertain.
+	Development proposals which include provision of waste and recycling storage.
++	Development proposals for waste or recycling facilities.

Notes

Residential-led development is likely to result in an increase in household waste generation, to some extent. According to the UK local authority household waste data⁴², approximately 132,228 tonnes of waste was produced within Sandwell in 2022/2023. It is assumed that new residents in Sandwell will have an annual

⁴² Department for Environment, Food and Rural Affairs (2024) Local Authority Collected Waste Statistics. Available at: <https://www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results> [Date accessed: 07/08/24]

Notes

waste production of 377kg per person, in line with the England average⁴³. Sandwell has an average of 2.7 people per dwelling⁴⁴.

Based on these figures, and assuming new residents will generate waste in line with the current average, it has been calculated that proposals for 1,299 homes or more are expected to increase household waste generation by 1% or more in comparison to the current estimates for Sandwell. Proposals for 130 homes or more are expected to increase household waste generation by 0.1% or more in comparison to current estimates for Sandwell.

⁴³ Department for Environment Food and rural Affairs (2024) Statistics on waste managed by local authorities in England in 2022/23. Available at: <https://www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results/local-authority-collected-waste-management-annual-results-202223#:~:text=In%202022%2C%20total%20waste%20from,decrease%20of%207.9%20per%20cent>. [Date accessed: 07/08/24]

⁴⁴ People per dwelling has been calculated using the ONS mid-2021 population estimates (Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>) and dwelling stock (Available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>) [Date accessed: 07/08/24]

D.10 SA Objective 9: Transport and accessibility

D.10.1 Introduction and context

D.10.1.1 **Boxes D.10.1 to D.10.6** set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 9: Transport and accessibility.

D.10.1.2 The Local Plan should seek to ensure that residents in Sandwell have access to a range of sustainable transport modes, to help facilitate a modal shift away from private car use to help tackle air quality and congestion issues and provide for more efficient travel. The Plan should also promote a reduced need to travel overall, facilitating local journeys via active travel wherever possible.

D.10.1.3 Accessibility modelling data⁴⁵ indicates the level of sustainable accessibility to local services (fresh food and centres) across Sandwell and the wider Black Country.

D.10.2 Transport and accessibility receptors

Box D.10.1: SA Objective 9: Bus stop

Score	Likely Impact – Bus stop
-	Development proposals where the majority of the site is located over 400m from a bus stop.
+	Development proposals where the majority of the site is located within 400m of a bus stop.

Notes
<p>It is desirable for site end users to be situated within walking distance of a bus stop.</p> <p>Bus stop data available from Transport for West Midlands⁴⁶. A target distance of 400m to a bus stop has been used in line with Barton <i>et al.</i> sustainable distances⁴⁷.</p>

Box D.10.2: SA Objective 9: Railway or metro station

Score	Likely Impact – Railway or metro station
-	Development proposals where the majority of the site is located over 2km from a railway or metro station.
+	Development proposals where the majority of the site is located within 2km of a railway or metro station.

⁴⁵ Unpublished data provided to Lepus by the Council – Black Country Accessibility Modelling (2021)

⁴⁶ Transport for West Midlands (2022) Transport for West Midlands Data Portal. Available at: <https://data-tfwm.opendata.arcgis.com/> [Date accessed: 07/08/24]

⁴⁷ Barton, H., Grant. M. & Guise. R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

Notes
<p>Railway and metro station data available from Transport for West Midlands⁴⁸. The assessments have used the latest version of this dataset (2022). It is acknowledged that there are new metro stations under construction along the Wednesbury – Brierley Hill route which are not captured within this data. No subsequent updates to the data have been available to inform the Regulation 19 SA assessments.</p> <p>A target distance of 2km to a railway station has been used in line with Barton <i>et al.</i> sustainable distances⁴⁹.</p>

Box D.10.3: SA Objective 9: Pedestrian access

Score	Likely Impact – Pedestrian access
-	Development proposals located in areas which currently have poor access to the surrounding footpath network.
+	Development proposals which are well connected to the existing footpath network and would be expected to provide safe access for pedestrians.

Notes
<p>New development sites have been assessed in terms of their access to the surrounding footpath network, allowing for safe local travel on foot. Safe access is determined to be that which is suitable for wheelchair users and pushchairs.</p> <p>Assessment of proximity to existing footpaths has been made through reference to aerial photography and the use of Google Maps⁵⁰.</p>

Box D.10.4: SA Objective 9: Road access

Score	Likely Impact – Road access
-	Development proposals located in areas which currently have poor access to the surrounding road network.
+	Development proposals which are adjacent to an existing road.

Notes
<p>Assessment of proximity to existing roads has been made through reference to aerial photography and the use of Google Maps⁵¹.</p>

Box D.10.5: SA Objective 9: Pedestrian access to local services

Score	Likely Impact – Pedestrian access to local services
-	Development proposals where the majority of the site is located over a 15-minute walk to local services.

⁴⁸ Transport for West Midlands (2022) Transport for West Midlands Data Portal. Available at: <https://data-tfwm.opendata.arcgis.com/> [Date accessed: 07/08/24]

⁴⁹ Ibid

⁵⁰ Google Maps (2024) Available at: <https://www.google.co.uk/maps>

⁵¹ Ibid

Score	Likely Impact – Pedestrian access to local services
+	Development proposals where the majority of the site is located over a 10-minute walk but within a 15-minute walk to local services.
++	Development proposals where the majority of the site is located within a 10-minute walk to local services.
Notes	
Data on fresh food centre locations and accessibility modelling (travel time to fresh food and centres) has been provided by SMBC.	

Box D.10.6: SA Objective 9: Public transport access to local services

Score	Likely Impact - Public transport access to local services
-	Development proposals where the majority of the site is located over a 15-minute travel time via public transport to local services.
+	Development proposals where the majority of the site is located over a 10-minute travel time but within a 15-minute travel time via public transport to local services.
++	Development proposals where the majority of the site is located within a 10-minute travel time via public transport to local services.
Notes	
Data on fresh food centre locations and accessibility modelling (travel time to fresh food centres) has been provided by SMBC.	

D.11 SA Objective 10: Housing

D.11.1 Introduction and context

D.11.1.1 **Box D.11.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 10: Housing.

D.11.1.2 When striving for sustainable development, housing density should be considered carefully. High population densities can limit the accessibility of local key services and facilities such as hospitals, supermarkets and open spaces, including playgrounds and sports fields. High population densities also influence perceptions of safety, social interactions and community stability⁵².

D.11.2 Housing receptors

Box D.11.1: SA Objective 10: Provision of housing

Score	Likely Impact - Provision of housing
--	Development proposals which result in a significant net decrease in housing (of 100 dwellings or more).
-	Development proposals which result in a minor net decrease in housing (of between one and 99 dwellings).
0	Development proposals which would not impact housing provision.
+/-	It is uncertain whether the proposed development would result in a net change in housing provision. Residential-led development sites for which the net housing capacity was unknown at the time of writing, or development sites where the proposed use is uncertain but may include residential.
+	Development proposals resulting in a minor net gain in housing (of between one and 99 dwellings).
++	Development proposals resulting in a significant net gain in housing (of 100 dwellings or more).

Notes

Estimated housing capacity for each reasonable alternative site has been provided by SMBC.

At this stage of the assessment process, information is not available relating to the specific housing mix / type that would be delivered through each reasonable alternative site, including potential for development of affordable homes. It is assumed that development options will provide a good mix of housing type and tenure opportunities.

⁵² Dempsey. N., Brown. C. and Bramley. G. (2012) The key to sustainable urban development in UK cities? The influence of density on social sustainability. Progress in Planning 77:89-141

D.12 SA Objective 11: Equality

D.12.1 Introduction and context

D.12.1.1 **Box D.12.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 11: Equality.

D.12.1.2 The Index of Multiple Deprivation (IMD) measures the relative levels of deprivation in 32,844 Lower Super Output Areas (LSOAs) in England. LSOAs are small areas designed to be of similar population, of approximately 1,500 residents or 650 households. According to the IMD (2019)⁵³, Sandwell ranks as 12th out of 317 local authorities in England (with 1 being most deprived and 317 being least deprived). 1 in 5 of the LSOAs in Sandwell are ranked among the 10% most deprived in England⁵⁴.

D.12.2 Equality receptors

Box D.12.1: SA Objective 11: Index of Multiple Deprivation

Score	Likely Impact - Index of Multiple Deprivation
-	Development proposals within most deprived 10 percent LSOAs in England. Development proposals would result in the loss of affordable housing, community services or could potentially increase crime/the fear of crime in the area.
0	Development proposals outside most deprived 10 percent LSOAs in England. Development proposals would be expected to have no significant impact on equality.
+	Development proposals would result in the provision of affordable housing, community services or would reduce crime/the fear of crime in the area.

Notes
<p>UK Indices of Multiple Deprivation (IMD) available from MHCLG⁵⁵.</p> <p>It should be noted that there is a degree of uncertainty in regard to the impacts of each site on deprivation and equality, which will be dependent on site-specific circumstances that are unknown at the time of writing.</p> <p>An EqIA is being prepared by the Council alongside the emerging SLP.</p>

⁵³ Ministry of Housing, Communities and Local Government (2019) The English Indices of Deprivation 2019. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/835115/loD2019_Statistical_Release.pdf [Date accessed: 07/08/24]

⁵⁴ Sandwell Metropolitan Borough Council (2023) Deprivation – Sandwell in a West Midlands Context. Available at: <https://www.sandwelltrends.info/deprivation-west-midlands-context/#::~:~:text=England%20is%20made%20up%20of,deprived%2010%25%20nationally%20in%202019.> [Date accessed: 07/08/24]

⁵⁵ Ministry of Housing, Communities and Local Government (2019) Indices of Multiple Deprivation (IMD). Available at: <http://data-communities.opendata.arcgis.com/datasets/indices-of-multiple-deprivation-imd-2019-1?geometry=-2.688%2C52.422%2C-1.456%2C52.714> [Date accessed: 07/08/24]

D.13 SA Objective 12: Health

D.13.1 Introduction and context

- D.13.1.1 **Boxes D.13.1 to D.13.5** set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 12: Health.
- D.13.1.2 In order to facilitate healthy and active lifestyles for existing and new residents, it is expected that the Local Plan should seek to ensure that residents have access to NHS hospitals, GP surgeries, leisure facilities and a diverse range of accessible natural habitats and the surrounding PRoW network.
- D.13.1.3 Accessibility modelling data⁵⁶ indicates the level of sustainable accessibility to healthcare (GP surgeries) across Sandwell and the wider Black Country.
- D.13.1.4 It should be noted that healthcare capacity information has not been available; the assessment is based on accessibility alone.

D.13.2 Health receptors

Box D.13.1: SA Objective 12: NHS hospital

Score	Likely Impact - NHS hospital
-	Development proposals where the majority of the site is located over 5km from an NHS hospital providing an A&E service.
+	Development proposals where the majority of the site is located over 5km from an NHS hospital providing an A&E service.

Notes

For the purposes of this assessment, accessibility to a hospital has been taken as proximity to an NHS hospital with an A&E service. Distances of sites to other NHS facilities (e.g. community hospitals and treatment centres) or private hospitals has not been taken into consideration in this assessment. NHS hospital department data available from the NHS website⁵⁷, and local hospital data provided by SMBC.

The target distance of 5km to an NHS hospital with an A&E service has been used in line with Barton *et al.* sustainable distances⁵⁸.

It should be noted that the current 'Birmingham City Hospital' will be replaced with the new 'Midland Metropolitan Hospital' in 2024⁵⁹. Given the timescales for these changes, for the purpose of the SA accessibility to the new 'Midland Metropolitan Hospital' has been considered within the site assessments, and the 'Birmingham City Hospital' has not been included within site assessments.

⁵⁶ Unpublished data provided to Lepus by the Council – Black Country Accessibility Modelling (2021)

⁵⁷ NHS (2024) NHS hospitals overview. Available at: <https://www.nhs.uk/service-search/other-services/Accident-and-emergency-services/LocationSearch/428> [Date accessed: 07/08/24]

⁵⁸ Barton, H., Grant. M. & Guise. R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

⁵⁹ SMBC (2023) Projects: Midland Metropolitan University Hospital. Available at: https://regeneratingsandwell.co.uk/sandwell_projects/midland-metropolitan-university-hospital/ [Date accessed: 07/08/24]

Box D.13.2: SA Objective 12: Pedestrian access to GP surgery

Score	Likely Impact - Pedestrian access to GP surgery
-	Development proposals where the majority of the site is located over a 15-minute walk to a healthcare location.
+	Development proposals where the majority of the site is located over a 10-minute walk but within a 15-minute walk to a healthcare location.
++	Development proposals where the majority of the site is located within a 10-minute walk to a healthcare location.

Notes
Data for healthcare locations and accessibility modelling (travel time to healthcare) has been provided by SMBC. The modelling data does not incorporate new / emerging healthcare locations such as the Wednesbury Health Centre ⁶⁰ ; no subsequent updates to the data have been available to inform the Regulation 19 SA assessments.

Box D.13.3: SA Objective 12: Public transport access to GP surgery

Score	Likely Impact - Public transport access to GP surgery
-	Development proposals where the majority of the site is located over a 15-minute travel time via public transport to a healthcare location.
+	Development proposals where the majority of the site is located over a 10-minute travel time but within a 15-minute travel time via public transport to a healthcare location.
++	Development proposals where the majority of the site is located within a 10-minute travel time via public transport to a healthcare location.

Notes
Data for healthcare locations and accessibility modelling (travel time to healthcare) has been provided by SMBC.

Box D.13.4: SA Objective 12: Access to / net loss of greenspace

Score	Likely Impact - Access to / net loss of greenspace
-	Development proposals which coincide with greenspace. Development proposals where the majority of the site is located over 600m from greenspace.
0	Development proposals do not coincide with greenspace.
+	Development proposals where the majority of the site is located within 600m of a greenspace.

⁶⁰ SMBC (2023) Projects: Wednesbury Health Centre and Housing. Available at: https://regeneratingsandwell.co.uk/sandwell_projects/wednesbury-health-centre-and-housing/ [Date accessed: 07/08/24]

Notes

Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. The assessment of proximity to/net loss of greenspaces is based on Ordnance Survey Open Greenspaces⁶¹. It is assumed that these greenspaces are publicly accessible.

The target distance of 600m to a public greenspace has been used in line with Barton *et al.* sustainable distances⁶².

Box D.13.5: SA Objective 12: Access to PRoW / cycle routes

Score	Likely Impact - Access to PRoW / cycle routes
-	Development proposals where the majority of the site is located over 600m from a PRoW and cycle route.
+	Development proposals where the majority of the site is located within 600m from a PRoW and/or cycle route.

Notes

New development sites have been assessed in terms of their access to the local PRoW and cycle networks. PRoW data provided by SMBC, and strategic cycle route data is available from Transport for West Midlands⁶³. The target distance of 600m to a footpath or cycle path has been used in line with Barton *et al.* sustainable distances.

⁶¹ Ordnance Survey (2023) OS Open Greenspace. Available at: <https://www.ordnancesurvey.co.uk/business-government/products/open-map-greenspace> [Date accessed: 07/08/24]

⁶² Barton, H., Grant. M. & Guise. R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

⁶³ Transport for West Midlands (2021) Transport for West Midlands Data Portal. Available at: <https://data-tfwm.opendata.arcgis.com/> [Date accessed: 07/08/24]

D.14 SA Objective 13: Economy

D.14.1 Introduction and context

D.14.1.1 **Boxes D.14.1 to D.14.3** set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 13: Economy.

D.14.1.2 Accessibility modelling data⁶⁴ indicates the level of sustainable accessibility to employment locations across Sandwell and the wider Black Country. It is assumed that the mapped employment locations would provide a range of job opportunities for residents.

D.14.2 Economy receptors

Box D.14.1: SA Objective 13: Pedestrian access to employment opportunities

Score	Likely Impact - Pedestrian access to employment opportunities
-	Residential development proposals where the majority of the site is located over a 30-minute walk to a key employment location.
0	Development proposals for non-residential use.
+	Residential development proposals where the majority of the site is located over a 20-minute walk but within a 30-minute walk to a key employment location.
++	Residential development proposals where the majority of the site is located within a 20-minute walk to a key employment location.
Notes	
Data for key employment locations and accessibility modelling (travel time to employment) has been provided by SMBC.	

Box D.14.2: SA Objective 13: Public transport access to employment opportunities

Score	Likely Impact - Public transport access to employment opportunities
-	Residential development proposals where the majority of the site is located over a 30-minute travel time via public transport to a key employment location.
0	Development proposals for non-residential use.
+	Residential development proposals where the majority of the site is located over a 20-minute travel time but within a 30-minute travel time via public transport to a key employment location.
++	Residential development proposals where the majority of the site is located within a 20-minute travel time via public transport to a key employment location.
Notes	
Data for key employment locations and accessibility modelling (travel time to employment) has been provided by SMBC.	

⁶⁴ Unpublished data provided to Lepus by the Council – Black Country Accessibility Modelling (2021)

Box D.14.3: SA Objective 13: Employment floorspace

Score	Likely Impact - Employment floorspace
--	Development proposals which result in a significant net decrease in employment floorspace.
-	Development proposals which result in a minor net decrease in employment floorspace.
0	Development proposals which would not impact employment floorspace.
+/-	It is uncertain whether the proposed development would result in a net change in employment floorspace. This includes development sites where the proposed use is uncertain but may include employment.
+	Development proposals which result in a minor net increase in employment floorspace.
++	Development proposals which result in a significant net increase in employment floorspace.

Notes

An assessment of current land use has been made through reference to aerial photography and the use of Google Maps⁶⁵.

⁶⁵ Google Maps (2024) Available at: <https://www.google.co.uk/maps>

D.15 SA Objective 14: Education, skills and training

D.15.1 Introduction and context

D.15.1.1 **Boxes D.15.1 to D.15.3** set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 14: Education, skills and training.

D.15.1.2 It is assumed that new residents in the Plan area require access to primary and secondary education services to help facilitate good levels of education, skills and qualifications of residents. Accessibility modelling data⁶⁶ indicates the level of sustainable accessibility to schools across Sandwell and the wider Black Country.

D.15.1.3 It should be noted that school capacity information has not been available; the assessment is based on accessibility alone.

D.15.2 Education receptors

Box D.15.1: SA Objective 14: Pedestrian access to primary school

Score	Likely Impact - Pedestrian access to primary school
-	Residential development proposals where the majority of the site is located over a 15-minute walk to a primary school.
0	Development proposals for non-residential use.
+	Residential development proposals where the majority of the site is located over a 10-minute walk but within a 15-minute walk to a primary school.
++	Residential development proposals where the majority of the site is located within a 10-minute walk to a primary school.
Notes	
Data for primary school locations and accessibility modelling (travel time to primary schools) has been provided by SMBC.	

Box D.15.2: SA Objective 14: Pedestrian access to secondary school

Score	Likely Impact - Pedestrian access to secondary school
-	Residential development proposals where the majority of the site is located over a 25-minute walk to a secondary school.
0	Development proposals for non-residential use.
+	Residential development proposals where the majority of the site is located over a 20-minute walk but within a 25-minute walk to a secondary school.
++	Residential development proposals where the majority of the site is located within a 20-minute walk to a secondary school.

⁶⁶ Unpublished data provided to Lepus by the Council

Notes

Data for secondary school locations and accessibility modelling (travel time to secondary schools) has been provided by SMBC.

Box D.15.3: SA objective 14: Public transport access to secondary school

Score	Likely Impact - Public transport access to secondary school
-	Residential development proposals where the majority of the site is located over a 25-minute travel time via public transport to a secondary school.
0	Development proposals for non-residential use.
+	Residential development proposals where the majority of the site is located over a 20-minute travel time but within a 25-minute travel time via public transport to a secondary school.
++	Residential development proposals where the majority of the site is located within a 20-minute travel time via public transport to a secondary school.

Notes

Data for secondary school locations and accessibility modelling (travel time to secondary schools) has been provided by SMBC.

Appendix E: Reasonable Alternative Site Assessments

Appendix E Contents

E.1	Introduction	E1
E.2	SA Objective 1: Cultural Heritage	E8
E.3	SA Objective 2: Landscape	E14
E.4	SA Objective 3: Biodiversity, Flora, Fauna and Geodiversity	E18
E.5	SA Objective 4: Climate Change Mitigation.....	E24
E.6	SA Objective 5: Climate Change Adaptation	E28
E.7	SA Objective 6: Natural Resources.....	E33
E.8	SA Objective 7: Pollution.....	E37
E.9	SA Objective 8: Waste	E42
E.10	SA Objective 9: Transport and Accessibility	E46
E.11	SA Objective 10: Housing.....	E51
E.12	SA Objective 11: Equality	E55
E.13	SA Objective 12: Health	E59
E.14	SA Objective 13: Economy	E64
E.15	SA Objective 14: Education, Skills and Training.....	E69

Tables

Table E.1.1:	Reasonable alternative sites in Sandwell	E3
Table E.2.1:	Sites impact matrix for SA Objective 1 – Cultural heritage.....	E11
Table E.3.1:	Sites impact matrix for SA Objective 2 – Landscape.....	E15
Table E.4.1:	Sites impact matrix for SA Objective 3 – Biodiversity, flora, fauna and geodiversity ..	E21
Table E.5.1:	Sites impact matrix for SA Objective 4 – Climate change mitigation	E25
Table E.6.1:	Sites impact matrix for SA Objective 5 – Climate change adaptation	E30
Table E.7.1:	Sites impact matrix for SA Objective 6 – Natural resources	E34
Table E.8.1:	Sites impact matrix for SA Objective 7 – Pollution.....	E39
Table E.9.1:	Sites impact matrix for SA Objective 8 – Waste	E43
Table E.10.1:	Sites impact matrix for SA Objective 9 – Transport and accessibility	E48
Table E.11.1:	Sites impact matrix for SA Objective 10 – Housing	E52
Table E.12.1:	Sites impact matrix for SA Objective 11 – Equality.....	E56
Table E.13.1:	Sites impact matrix for SA Objective 12 – Health.....	E61
Table E.14.1:	Sites impact matrix for SA Objective 13 – Economy.....	E66
Table E.15.1:	Sites impact matrix for SA Objective 14 – Education, skills and training	E71

Figures

Figure E.1.1:	Reasonable alternative sites identified in Sandwell	E2
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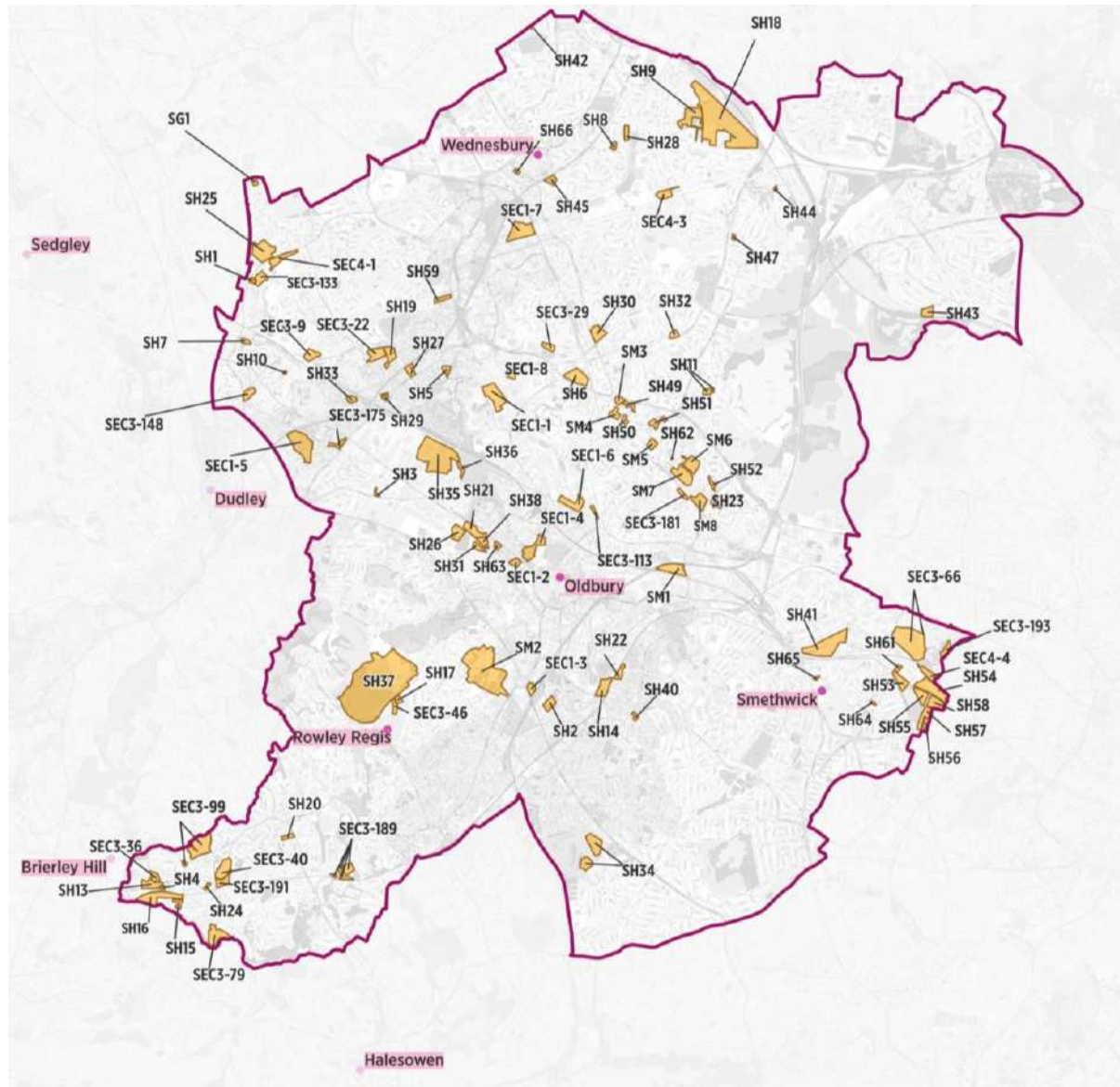
E.1 Introduction

E.1.1 Overview

- E.1.1.1 At the previous stage of plan making for the emerging Sandwell Local Plan (SLP), a total of 120 reasonable alternative sites were identified by Sandwell Metropolitan Borough Council (SMBC) and evaluated within the Regulation 18 (II) Sustainability Appraisal (SA) (2023)¹.
- E.1.1.2 Following the Regulation 18 (II) Draft Plan consultation in 2023, a further four reasonable alternative sites solely for residential use have been identified by SMBC, whereby 124 reasonable alternative sites have been assessed in the SA process to date. It is also worth noting that a total of four sites assessed at the Regulation 18 (II) stage are no longer reasonable alternatives and have subsequently been removed from assessments at the Regulation 19 stage (see **Appendix H**).
- E.1.1.3 Including the four new sites and accounting for the four removed sites, a total of 120 reasonable alternative sites have therefore been identified, described and evaluated at the Regulation 19 stage of the SLP process. All 120 reasonable alternative sites have been evaluated within this document as part of the Regulation 19 SA, based on the latest information as provided by SMBC, superseding the previous iteration of site assessments as presented in Appendix C of the Regulation 18 (II) SA (2023).
- E.1.1.4 This includes 81 sites identified solely for residential use and 28 sites identified solely for employment use. One is identified solely for Gypsy, Traveller and Travelling Showpeople (GTTS) use. Eight sites are identified for mixed-use. The remaining two sites are identified as reasonable alternatives for multiple uses (i.e. the sites could potentially be developed for residential, employment and/or GTTS use).
- E.1.1.5 The location of the 120 reasonable alternative sites is shown in **Figure E.1.1**, and their potential uses are identified in **Table E.1.1**.
- E.1.1.6 Each of the sites appraised within this report have been assessed for likely impacts on each of the 14 SA Objectives, as outlined in the SA Framework (see **Appendix B**). Likely sustainability impacts have been set out in **Tables E.2.1 – E.15.1** within each SA Objective chapter, in accordance with the site assessment methodology set out in **Appendix D**, as well as the methodology information set out in **Chapter 4** of the main SA Report.
- E.1.1.7 The pre-mitigation impacts, based on the red line boundary and site proposal information only, help to identify the potential impacts on site if there were no policy or mitigation. The potential mitigating influence of the SLP policies is considered within **Appendix G**.
- E.1.1.8 It should be noted that whilst every effort has been made to predict effects accurately, the sustainability impacts have been assessed at a high level and are reliant upon the

¹ Lepus Consulting (2023) Sustainability Appraisal of the Sandwell Local Plan. Regulation 18 (II): Draft Plan. Available at: www.sandwell.gov.uk/downloads/file/1871/slp-reg-18-sustainability-appraisal [Date accessed: 04/04/24]

current understanding of the baseline. These assessments have been based on information provided by SMBC as well as expert judgement.



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- SMBC Boundary
- Towns and Cities



PROJECT	Sandwell SA	DRAWN	EH
CLIENT	Sandwell Metropolitan Borough Council	CHECKED	LB
TITLE	All R19 Reasonable Alternative Sites	SCALE@A4	1:110000
VERSION	LC-893_All R19 RA Sites_4	DATE	02/09/2024

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Figure E.1.1: Reasonable alternative sites identified in Sandwell

Table E.1.1: Reasonable alternative sites in Sandwell

Site reference	Site address	Site use	Gross Area (ha)	Net area (ha) (if available)	Housing capacity
SEC3-181	Varney Business Park, Varney Avenue, West Bromwich	Employment	0.73	N/A	0
SEC4-1	Zion Street, Tipton	Employment	2.43	N/A	0
SEC3-9	Alexandra Ind Est, Locarno Rd/ Alexandra Rd, Tipton	Employment	1.87	N/A	0
SEC3-99	Providence Street, Cradley Heath	Employment	6.33	N/A	0
SH1	Brown Lion Street	Housing	0.46	0.46	20
SEC3-113	Brandon Way (east side)	Employment	0.47	N/A	0
SEC3-46	Droicon Ind Est, Portway Road	Employment	0.87	N/A	0
SEC3-175	Coneygre Rd, Burnt Tree, Tipton	Employment	1.02	N/A	0
SEC3-36	Silverthorne Lane	Employment	1.05	N/A	0
SEC3-29	Site off Richmond St, West Bromwich	Employment	1.10	N/A	0
SEC3-148	Castle St, Tipton	Employment	1.49	N/A	0
SH2	Land adjacent To Asda Wolverhampton Road, Oldbury	Housing	1.50	1.5	62
SEC4-4	Soho Triangle	Employment	1.71	N/A	0
SEC3-191	Oldfield Trading Estate, Cradley Heath	Employment	1.76	N/A	0
SEC4-3	70-74 Crankhall Lane	Employment	1.78	N/A	0
SEC3-133	Brymill Industrial Estate, Brown Lion St, Tipton	Employment	1.78	N/A	0
SEC3-189	Waterfall Lane, Cradley Heath	Employment	2.69	N/A	0
SEC3-22	Hale Trading Estate, Tipton	Employment	2.73	N/A	0
SEC3-40	Newlyn Road, Cradley Heath	Employment	3.40	N/A	0
SEC1-4	Severn Trent land off Roway Lane	Employment	3.65	N/A	0
SH3	88/90 Dudley Rd West	Housing	0.36	N/A	12
SH4	Lower High Street (Station Hotel & Dunns Site)	Housing	0.28	0.28	20
SH5	Mill Street, Great Bridge	Housing	0.88	0.88	30
SH6	Swan Lane, North of A41, West Bromwich	Housing	3.78	2.42	147
SH7	The Boat Gauging House & Adjoining Land, Factory Road, Tipton	Housing	0.57	0.57	50
SH8	Alma Street, Wednesbury	Housing	0.52	0.52	19
SH9	The Phoenix Collegiate, Friar Park Road, Wednesbury	Housing	4.80	2.84	84
SH62	Star and Garter, 252 Duchess Parade, West Bromwich	Housing	0.05	0.05	60

Site reference	Site address	Site use	Gross Area (ha)	Net area (ha) (if available)	Housing capacity
SH10	Tipton Conservative and Unionist Club, 64 Union St, Tipton	Housing	0.19	0.19	14
SH11	Sandwell District & General Hospital	Housing	0.82	0.82	121
35	Intersection House, 110 Birmingham Road, West Brom	Housing	0.80	N/A	136
36	Vacant Land Off Friardale Close, School Road, Carrington Road, Wednesbury	Housing	0.76	N/A	30
38	173 Rolfe Street, Smethwick	Housing	0.40	N/A	12
40	Metro House 410-416 High Street West Bromwich	Housing	0.38	N/A	34
42	Land between St Pauls Road & Tollhouse Way	Housing	0.33	N/A	11
43	Land adjacent Compton Grange, Whiteall Road, St Annes Road, Cradley Heath	Housing	0.30	N/A	15
44	Crosswells Road, Langley	Housing	0.29	N/A	12
45	164 Birmingham Road, West Bromwich	Housing	0.22	N/A	16
46	5 Lombard Street West Bromwich	Housing	0.16	N/A	44
SH13	Silverthorne Lane/ Forge Lane Cradley Heath	Housing	2.41	1.81	81
SH14	Langley Maltings, Western Road, Langley	Housing	2.72	2.04	95
SH15	Macarthur Road Industrial Estate, Cradley Heath	Housing	0.30	0.3	10
SEC3-79	Land off Overend Road, Cradley Heath Business Park	Employment	3.00	N/A	0
SH16	Cradley Heath Factory Centre, Woods Lane, Cradley Heath	Housing	5.57	4.36	160
SH17	Land adj to Droicon Estate, Portway Road, Rowley Regis	Housing	0.70	0.7	28
SH18	STW/SMBC Land, Friar Park Road, Wednesbury	Housing	26.3	25.75	630
SEC3-193	Perrott Street/ Kitchener Street, Black Patch, Smethwick	Employment	1.39	N/A	49
SH19	Land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	Housing	2.26	1.9	60
SH20	Elbow Street, Old Hill	Housing	0.77	0.77	25
SH21	Dudley Road East/Brades Road	Housing	2.65	1.99	106
SH22	Tatbank Road, Oldbury	Housing	1.15	1.15	40
SH23	28-64 High Street, West Bromwich	Housing	0.60	0.6	58

Site reference	Site address	Site use	Gross Area (ha)	Net area (ha) (if available)	Housing capacity
63	Site between Dudley St & Victoria St, Wednesbury	Housing/employment	1.18	N/A	41
SH24	Cokeland Place / Graingers Lane, Cradley Heath	Housing	0.36	0.36	13
SH25	Bradleys Lane / High Street, Tipton	Housing	5.60	4.2	230
SH26	Lower City Road, Oldbury	Housing	1.83	1.83	63
SH27	Site surrounding former Post office and Telephone exchange, Horseley Heath, Tipton	Housing	1.16	1.16	42
SH28	Friar Street, Wednesbury	Housing	1.01	1.01	38
SH29	Used Car Sales site on corner of Lower Church Lane and Horseley Heath, Tipton	Housing	0.56	0.56	20
71	Grafton Lodge, Grafton Road, Oldbury	Housing	0.53	N/A	19
74	The Corner of Great Bridge & Richmond Street South	Housing/Employment	0.23	N/A	8
SH30	Land to east of Black Lake, West Bromwich	Housing	2.45	1.83	86
SH31	Summertown Road, Oldbury	Housing	0.89	0.89	32
SH32	Bank Street (West), Hateley Heath	Housing	0.85	0.85	43
SH33	Wellington Road, Tipton	Housing	0.91	0.91	31
SH34	Brandhall Golf Course	Housing	5.18	3.88	190
SH35	Rattlechain Site Land to the north of Temple Way, Tividale	Housing	14.80	14.8	518
SH36	Land between Addington Way and River Tame, Temple Way	Housing	0.90	0.9	32
SH37	Edwin Richards Quarry, Portway Road, Rowley Regis	Housing	52.00	15	526
SEC3-66	Soho Foundry	Employment	11.75	N/A	0
SH38	Brades Road, Oldbury	Housing	1.14	1.14	54
SM1	Chances Glassworks	Mixed-use	0.64	N/A	276
SH40	Langley Swimming Centre, Vicarage Road, Oldbury	Housing	0.49	0.49	20
SH41	North Smethwick Canalside	Housing	8.70	6.5	400
SH42	Forge Put, junction Franchise Street and Beebee Road	Housing	0.14	0.14	10
SEC1-3	Land at Birchley Island, Junction 2 of M5, Oldbury	Employment	1.12	N/A	0
110	Bloomfield Road Amenity Space	Housing	0.38	N/A	15
118	Constance Avenue Open Space	Housing	1.60	N/A	64

Site reference	Site address	Site use	Gross Area (ha)	Net area (ha) (if available)	Housing capacity
120	Darbys Hill Open Space	Housing	3.80	N/A	114
132	Lily Street Open Space	Housing	3.80	N/A	114
137	Poppy Drive Open Space	Housing	0.80	N/A	32
140	Timbertree Crescent Open Space	Housing	0.50	N/A	20
142	Wylde Crescent Open Space	Housing	0.50	N/A	20
SH43	Land of Tanhouse Avenue, Great Barr	Housing	1.66	1.15	46
SH44	Wyndmill crescent, West Bromwich	Housing	0.19	0.19	11
SH47	Site Of Former Stone Cross Neighbourhood Office	Housing	0.32	0.32	14
SM3	Evans Halshaw car showroom, Carters Green	Mixed-use	0.89	N/A	140
SH49	St Johns St, Carters Green	Housing	0.82	0.82	33
SM4	Army Reserve, Carters Green	Mixed-use	1.17	N/A	63
SH50	Tentec, Guns Lane	Housing	0.60	0.6	129
SH51	Providence Place/ Bratt St	Housing	0.74	0.4	70
SM5	Cultural Quarter, West Bromwich	Mixed-use	1.09	N/A	52
SM6	Queens Square Living, West Bromwich	Mixed-use	3.06	N/A	396
SM7	West Bromwich Central	Mixed-use	4.53	N/A	343
SH52	Overend Street, West Bromwich	Housing	0.71	0.71	70
SM8	George Street Living	Mixed-use	2.36	N/A	327
SH53	Grove Lane/ Cranford Street/ London Street	Housing	1.23	1.23	108
SH54	Cranford Street / Heath Street / Canal	Housing	5.00	2.88	115
SH55	Cape Arm Cranford Street	Housing	2.13	2.13	170
SH56	Moilliett Street Park - Grove Lane masterplan	Housing	0.77	0.77	31
SH57	Grove Street / MMUH / School - Grove Lane MP	Housing	2.18	0.59	85
SH58	Abberley Street Grove Lane Master Plan	Housing	2.48	2.48	140
SG1	Extension to Caravan Site, Brierley Lane, Bilston	G&T	0.73	0.73	10
188	Land Between No.32 And George Betts School, West End Avenue, Smethwick	Housing	0.32	N/A	11
189	Hawes Lane, Rowley Regis	Housing	0.56	N/A	15
SH59	Beever Road, Great Bridge	Housing	1.01	1.01	18
191	Former Sunlight Laundry, Stanhope Road, Smethwick	Housing	0.73	N/A	33
SH61	Thandi Coach Station, Alma Street, Smethwick	Housing	0.71	0.71	58

Site reference	Site address	Site use	Gross Area (ha)	Net area (ha) (if available)	Housing capacity
SEC1-1	Whitehall Road, Tipton	Employment	5.30	N/A	0
SEC1-8	Legacy 43, Ryder Street, West Bromwich	Employment	0.88	N/A	0
SEC1-5	Land at Coneygre, Newcomen Drive, Tipton	Employment	7.22	N/A	0
SEC1-6	Land off Brandon Way, West Bromwich	Employment	3.07	N/A	0
SEC1-2	British Gas, Land off Dudley Road, Oldbury	Employment	1.05	N/A	0
SEC1-7	Site off Bilport Lane, Wednesbury	Employment	5.29	N/A	0
SM2	Lion Farm Playing Fields, Oldbury	Mixed-use	20.89	N/A	200
SH45	Site of 30-144 Mounts Road, Wednesbury	Housing	1.07	1.07	22
SH63	192-200 Dudley Road, Oldbury	Housing	0.58	N/A	24
SH65	Smethwick Police Station, Piddock Road, Smethwick	Housing	0.22	N/A	10
SH64	Windmill House, Windmill Lane, Smethwick	Housing	0.21	N/A	10
SH66	Wednesbury Police Station, Albert Street, Wednesbury	Housing	0.33	N/A	15

E.2 SA Objective 1: Cultural Heritage

E.2.1 Grade I Listed Buildings

E.2.1.1 There are two Grade I Listed Buildings in Sandwell, 'West Bromwich Manor House' and 'Galton Bridge', and several others nearby in surrounding authority areas. Although Site SEC4-3 lies in close proximity (approximately 180m) to 'West Bromwich Manor House', the previously developed nature of the site means that adverse effects on the setting of the building are considered unlikely. The proposed development at all 125 reasonable alternative sites will be unlikely to significantly impact Grade I Listed Buildings, therefore a negligible impact has been identified across these sites.

E.2.2 Grade II* Listed Buildings

E.2.2.1 There are eight Grade II* Listed Buildings within Sandwell, mostly concentrated in and around the Smethwick area in the south east of the borough. Site SEC3-66 coincides with 'Soho Foundry Former Boulton and Watt Foundry Pattern Stores and Erecting Shops'. The proposed development at this site could potentially lead to a direct major negative impact on the Grade II* Listed Building.

E.2.2.2 Site SH41 is located adjacent to 'Engine Arm Aqueduct, Birmingham Canal Wolverhampton Level'. The proposed development at this site could potentially have a minor negative impact on the setting of this Listed Building.

E.2.2.3 However, both Sites SEC3-66 and SH41 contain some existing development and so it is acknowledged that there may also be opportunities to improve the historic setting of the area through regeneration of degraded industrial buildings currently on site.

E.2.2.4 The proposed development at all other reasonable alternative sites will be unlikely to significantly impact any Grade II* Listed Buildings, primarily due to the sites being separated from listed buildings by existing built form. Therefore, a negligible impact has been identified across these sites.

E.2.3 Grade II Listed Buildings

E.2.3.1 There are many Grade II Listed Buildings throughout Sandwell, generally clustered within the built-up areas, along the canal network, and particularly within West Bromwich and Oldbury town centres. There are five reasonable alternative sites that coincide with a Grade II Listed Building (Sites SH7, SH14, SEC3-66, SM1 and SM5). Site SEC3-66 coincides with 'Gateway and Gates', 'Office Row', and 'Gatehouse and adjoining Office' and is adjacent to 'Towpath Bridge at Soho Foundry'. Site SM1 coincides with 'Double Range of Warehouses immediately west of Hartley Bridge, Chance's glassworks', 'Warehouse between Hartley Bridge and canal bridge, chance's glassworks', and 'Two warehouses, immediately east of canal bridge, chance's glassworks', and is adjacent or close to several others. Site SM5 coincides with 'Town Hall', 'Pair of K6 Telephone Kiosks outside Library and Town Hall', 'Central Public Library', and 'Law Courts'. The proposed development at these five sites could potentially result in direct major negative impacts on these listed buildings, without careful consideration of site layout and design.

E.2.3.2 Some six sites are located adjacent to Grade II Listed Buildings (Sites SEC4-1, SEC4-4, SH41, SM6, SM7 and SEC1-1). A further nine sites could potentially have an adverse impact on the setting of various listed buildings, due to the nature and scale of the proposed development and the proximity of listed buildings. For example, Site SEC4-4 is located adjacent to the Grade II Listed Building 'Towpath Bridge, Birmingham Canal Birmingham Level'. The proposed development at these 15 sites could potentially result in a minor negative impact on the setting of one or more Grade II Listed Buildings.

E.2.4 Conservation Area

E.2.4.1 Sandwell contains nine Conservation Areas (CA), the majority of which cover sections of the urban area, as well as portions of the canal network, historic open spaces and nature reserves. There are nine reasonable alternative sites that are located within a CA, including Sites SH10 and SH7 which lie wholly within 'Factory Locks, Tipton' CA, Sites SH50 and SM5 which lie partially within 'High Street West Bromwich' CA, Sites 38, SM1, SH41, and SH54 which lie wholly or partially within 'Smethwick Galton Valley' CA, and SH65 which lies wholly within 'Smethwick High Street and Crocketts Lane' CA. There are a further eight sites which are adjacent or in close proximity to a CA. The proposed development at these 17 sites could potentially result in a minor negative impact on the character or setting of these CAs. The proposed development at the remaining sites will be unlikely to have a significant impact on the setting of any CA.

E.2.5 Scheduled Monument

E.2.5.1 There are eight Scheduled Monuments (SMs) within Sandwell, generally covering previously developed areas in relation to Birmingham Canal or areas with industrial history. Some three sites coincide with a SM. Site SEC3-66 wholly encompasses the 'remains of the Boulton and Watt Soho Foundry and mint, Birmingham Canal, Smethwick' SM, Site SM1 almost wholly coincides with 'Chances Glassworks' SM, and Site SH41 partially coincides with 'Engine Arm Aqueduct' SM and wholly encompasses the small SM 'Smethwick Engine House'. The proposed development at these three sites could potentially have a direct adverse effect on these SMs, resulting in a major negative impact on cultural heritage. However, these sites contain some existing development, so it is acknowledged that there may also be opportunities to improve the historic setting of the area and associated SMs through regeneration of degraded industrial buildings currently on site.

E.2.5.2 All other reasonable alternative sites are not located in close proximity to any SMs, and as such, the proposed development at these sites will be unlikely to significantly impact the setting of any of these SMs.

E.2.6 Registered Park and Garden

E.2.6.1 Five Registered Parks and Gardens (RPGs) can be found within Sandwell: 'Brunswick Park', 'Victoria Park (Tipton)', 'Dartmouth Park', 'Warley Park' and a small proportion of 'Great Barr Hall'. Site SEC1-5 is located approximately 200m from 'Victoria Park (Tipton)' RPG. Although there is some intervening built form separating Site SEC1-5 from the RPG, the site comprises a large area of undeveloped land. The proposed development at the site

could potentially result in a minor negative impact on the setting of the RPG. The remaining sites are deemed unlikely to have a significant impact on the setting of any RPG due to the previously developed nature of the sites and/or presence of intervening development.

E.2.7 Archaeological Priority Area

E.2.7.1 Archaeological Priority Areas (APAs) have been identified throughout Sandwell’s urban and undeveloped areas. Four sites coincide with APAs (Sites 189, SH33, SH26, and SH31) and a further eight sites are located adjacent to APAs. The proposed development at these 12 sites could potentially alter the setting of these APAs, and as a result have a minor negative impact on the historic environment. The remaining sites are not located in close proximity to APAs, and therefore, will be likely to have a negligible impact on the setting of APAs.

E.2.8 Historic Landscape Characterisation

E.2.8.1 The Black Country Historic Landscape Characterisation (HLC) Study² has identified a range of Historic Environment Area Designations within the Black Country, covering a large proportion of Sandwell’s parkland and Green Belt as well as a number of features within the urban areas. Nine of the reasonable alternative sites (SEC3-99, SH7, 43, SH14, SH16, SH33, SH34, SEC3-66 and SM1) coincide wholly or partially within an area of High Historic Landscape Value (HHLV) or High Historic Townscape Value (HHTV). This includes Site SH34 which coincides with ‘Brandhall Ridge and Furrow’ HHLV, which is a rare feature in Sandwell. No sites coincide with any Designed Landscapes of High Historic Value. Development within areas of HHLV/HHTV may lead to the loss of surviving archaeological features of interest and their visual or functional links to Sandwell’s past. Therefore, the proposed development at these nine sites could potentially result in a minor negative impact on the surrounding historic environment. The remaining sites do not coincide with any identified areas of high historic value, and therefore, will be expected to have a negligible impact on the local historic environment.

² Oxford Archaeology (2019) Black Country Historic Landscape Characterisation Study. Available at: https://blackcountryplan.dudley.gov.uk/media/13895/comp_black-country-hlc-final-report-30-10-2019-lr_redacted.pdf
[Date accessed: 08/08/24]

Table E.2.1: Sites impact matrix for SA Objective 1 – Cultural heritage

Site Reference	Site Use	Grade I Listed Building	Grade II* Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden	Archaeological Priority Area	Historic Landscape Characterisation
SEC3-181	EMP	0	0	0	0	0	0	0	0
SEC4-1	EMP	0	0	-	0	0	0	0	0
SEC3-9	EMP	0	0	0	0	0	0	0	0
SEC3-99	EMP	0	0	0	0	0	0	0	-
SH1	HSG	0	0	0	0	0	0	0	0
SEC3-113	EMP	0	0	0	0	0	0	0	0
SEC3-46	EMP	0	0	0	0	0	0	0	0
SEC3-175	EMP	0	0	0	0	0	0	-	0
SEC3-36	EMP	0	0	0	0	0	0	0	0
SEC3-29	EMP	0	0	0	0	0	0	0	0
SEC3-148	EMP	0	0	0	-	0	0	-	0
SH2	HSG	0	0	0	0	0	0	0	0
SEC4-4	EMP	0	0	-	-	0	0	0	0
SEC3-191	EMP	0	0	0	0	0	0	0	0
SEC4-3	EMP	0	0	0	0	0	0	0	0
SEC3-133	EMP	0	0	0	0	0	0	0	0
SEC3-189	EMP	0	0	0	0	0	0	0	0
SEC3-22	EMP	0	0	0	0	0	0	0	0
SEC3-40	EMP	0	0	0	0	0	0	0	0
SEC1-4	EMP	0	0	0	0	0	0	0	0
SH3	HSG	0	0	0	0	0	0	-	0
SH4	HSG	0	0	0	0	0	0	0	0
SH5	HSG	0	0	0	0	0	0	-	0
SH6	HSG	0	0	0	0	0	0	0	0
SH7	HSG	0	0	--	-	0	0	-	-
SH8	HSG	0	0	0	0	0	0	0	0
SH9	HSG	0	0	0	0	0	0	0	0
SH62	HSG	0	0	-	0	0	0	0	0
SH10	HSG	0	0	0	-	0	0	0	0
SH11	HSG	0	0	0	0	0	0	0	0
35	HSG	0	0	0	0	0	0	0	0
36	HSG	0	0	0	0	0	0	0	0
38	HSG	0	0	0	0	0	0	0	0
40	HSG	0	0	0	0	0	0	0	0
42	HSG	0	0	0	-	0	0	0	0
43	HSG	0	0	0	0	0	0	0	-
44	HSG	0	0	0	0	0	0	0	0
45	HSG	0	0	0	0	0	0	0	0
46	HSG	0	0	0	-	0	0	0	0
SH13	HSG	0	0	0	0	0	0	0	0
SH14	HSG	0	0	--	0	0	0	0	-
SH15	HSG	0	0	0	0	0	0	0	0

Site Reference	Site Use	Grade I Listed Building	Grade II* Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden	Archaeological Priority Area	Historic Landscape Characterisation
SEC3-79	EMP	0	0	0	0	0	0	0	0
SH16	HSG	0	0	0	0	0	0	0	-
SH17	HSG	0	0	0	0	0	0	0	0
SH18	HSG	0	0	0	0	0	0	0	0
SEC3-193	EMP	0	0	-	0	0	0	0	0
SH19	HSG	0	0	0	0	0	0	0	0
SH20	HSG	0	0	0	0	0	0	0	0
SH21	HSG	0	0	0	0	0	0	-	0
SH22	HSG	0	0	0	0	0	0	0	0
SH23	HSG	0	0	0	0	0	0	0	0
63	HSG/EMP	0	0	0	0	0	0	0	0
SH24	HSG	0	0	0	0	0	0	0	0
SH25	HSG	0	0	0	0	0	0	0	0
SH26	HSG	0	0	-	0	0	0	-	0
SH27	HSG	0	0	0	0	0	0	0	0
SH28	HSG	0	0	0	0	0	0	0	0
SH29	HSG	0	0	0	0	0	0	0	0
71	HSG	0	0	0	0	0	0	0	0
74	HSG/EMP	0	0	0	0	0	0	0	0
SH30	HSG	0	0	0	0	0	0	0	0
SH31	HSG	0	0	0	0	0	0	-	0
SH32	HSG	0	0	0	0	0	0	0	0
SH33	HSG	0	0	0	0	0	0	-	-
SH34	HSG	0	0	0	0	0	0	0	-
SH35	HSG	0	0	-	0	0	0	0	0
SH36	HSG	0	0	0	0	0	0	0	0
SH37	HSG	0	0	-	-	0	0	0	0
SEC3-66	EMP	0	--	--	-	--	0	0	-
SH38	HSG	0	0	0	0	0	0	-	0
SM1	Mixed-use	0	0	--	-	--	0	0	-
SH40	HSG	0	0	0	0	0	0	0	0
SH41	HSG	0	-	-	-	--	0	0	0
SH42	HSG	0	0	0	0	0	0	0	0
SEC1-3	EMP	0	0	0	0	0	0	0	0
110	HSG	0	0	0	0	0	0	0	0
118	HSG	0	0	0	0	0	0	0	0
120	HSG	0	0	0	0	0	0	0	0
132	HSG	0	0	0	0	0	0	0	0
137	HSG	0	0	0	0	0	0	0	0
140	HSG	0	0	0	0	0	0	0	0
142	HSG	0	0	0	0	0	0	0	0
SH43	HSG	0	0	0	0	0	0	0	0
SH44	HSG	0	0	0	0	0	0	0	0
SH47	HSG	0	0	0	0	0	0	0	0

Site Reference	Site Use	Grade I Listed Building	Grade II* Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden	Archaeological Priority Area	Historic Landscape Characterisation
SM3	Mixed-use	0	0	-	0	0	0	0	0
SH49	HSG	0	0	0	0	0	0	0	0
SM4	Mixed-use	0	0	0	0	0	0	0	0
SH50	HSG	0	0	0	0	0	0	0	0
SH51	HSG	0	0	-	-	0	0	0	0
SM5	Mixed-use	0	0	--	-	0	0	0	0
SM6	Mixed-use	0	0	-	0	0	0	0	0
SM7	Mixed-use	0	0	-	0	0	0	0	0
SH52	HSG	0	0	0	0	0	0	0	0
SM8	Mixed-use	0	0	0	0	0	0	0	0
SH53	HSG	0	0	0	0	0	0	0	0
SH54	HSG	0	0	0	-	0	0	0	0
SH55	HSG	0	0	0	-	0	0	0	0
SH56	HSG	0	0	0	0	0	0	0	0
SH57	HSG	0	0	0	0	0	0	0	0
SH58	HSG	0	0	0	-	0	0	0	0
SG1	GTTS	0	0	0	0	0	0	0	0
188	HSG	0	0	0	0	0	0	0	0
189	HSG	0	0	0	0	0	0	-	0
SH59	HSG	0	0	0	0	0	0	0	0
191	HSG	0	0	0	0	0	0	0	0
SH61	HSG	0	0	0	0	0	0	0	0
SEC1-1	EMP	0	0	-	0	0	0	0	0
SEC1-8	EMP	0	0	0	0	0	0	0	0
SEC1-5	EMP	0	0	0	0	0	-	0	0
SEC1-6	EMP	0	0	0	0	0	0	-	0
SEC1-2	EMP	0	0	0	0	0	0	0	0
SEC1-7	EMP	0	0	0	0	0	0	0	0
SM2	Mixed-use	0	0	0	0	0	0	0	0
SH45	HSG	0	0	0	0	0	0	0	0
SH63	HSG	0	0	0	0	0	0	0	0
SH65	HSG	0	0	-	-	0	0	0	0
SH64	HSG	0	0	0	0	0	0	0	0
SH66	HSG	0	0	-	0	0	0	0	0

E.3 SA Objective 2: Landscape

E.3.1 Landscape Sensitivity

- E.3.1.1 The Black Country Landscape Sensitivity Assessment³ identified the extent to which the character and quality of Black Country Green Belt land is susceptible to change as a result of future development. In Sandwell, Green Belt is restricted to the north east of the borough, at Sandwell Valley. Of the 120 reasonable alternative sites identified for the SLP at the Regulation 19 stage, 119 sites lie outside of the Green Belt, and as such outside of the Landscape Sensitivity Assessment study area. Therefore, the potential effects of each site on sensitive landscapes are uncertain.
- E.3.1.2 Site 137 is partially located within the Green Belt to the south of the site, within an area identified as being of 'low' landscape sensitivity. Therefore, the proposed development at this site will be expected to result in a negligible impact on sensitive landscapes.
- E.3.1.3 Information relating to the historic environment which has strong links with landscapes/townscapes in Sandwell, including the Historic Landscape Characterisation and associated designations, has been assessed under SA Objective 1 (Cultural Heritage) (see **Chapter E.2**).

³ LUC (2019) Black Country Landscape Sensitivity Assessment. Available at:
https://blackcountryplan.dudley.gov.uk/media/13883/black-country-lsa-front-end-report-final-lr_redacted.pdf [Date accessed: 08/08/24]

Table E.3.1: Sites impact matrix for SA Objective 2 – Landscape

Site Reference	Site Use	Landscape Sensitivity
SEC3-181	EMP	+/-
SEC4-1	EMP	+/-
SEC3-9	EMP	+/-
SEC3-99	EMP	+/-
SH1	HSG	+/-
SEC3-113	EMP	+/-
SEC3-46	EMP	+/-
SEC3-175	EMP	+/-
SEC3-36	EMP	+/-
SEC3-29	EMP	+/-
SEC3-148	EMP	+/-
SH2	HSG	+/-
SEC4-4	EMP	+/-
SEC3-191	EMP	+/-
SEC4-3	EMP	+/-
SEC3-133	EMP	+/-
SEC3-189	EMP	+/-
SEC3-22	EMP	+/-
SEC3-40	EMP	+/-
SEC1-4	EMP	+/-
SH3	HSG	+/-
SH4	HSG	+/-
SH5	HSG	+/-
SH6	HSG	+/-
SH7	HSG	+/-
SH8	HSG	+/-
SH9	HSG	+/-
SH62	HSG	+/-
SH10	HSG	+/-
SH11	HSG	+/-
35	HSG	+/-
36	HSG	+/-
38	HSG	+/-
40	HSG	+/-
42	HSG	+/-
43	HSG	+/-
44	HSG	+/-
45	HSG	+/-
46	HSG	+/-
SH13	HSG	+/-
SH14	HSG	+/-
SH15	HSG	+/-
SEC3-79	EMP	+/-
SH16	HSG	+/-
SH17	HSG	+/-
SH18	HSG	+/-
SEC3-193	EMP	+/-

Site Reference	Site Use	Landscape Sensitivity
SH19	HSG	+/-
SH20	HSG	+/-
SH21	HSG	+/-
SH22	HSG	+/-
SH23	HSG	+/-
63	HSG/EMP	+/-
SH24	HSG	+/-
SH25	HSG	+/-
SH26	HSG	+/-
SH27	HSG	+/-
SH28	HSG	+/-
SH29	HSG	+/-
71	HSG	+/-
74	HSG/EMP	+/-
SH30	HSG	+/-
SH31	HSG	+/-
SH32	HSG	+/-
SH33	HSG	+/-
SH34	HSG	+/-
SH35	HSG	+/-
SH36	HSG	+/-
SH37	HSG	+/-
SEC3-66	EMP	+/-
SH38	HSG	+/-
SM1	Mixed-use	+/-
SH40	HSG	+/-
SH41	HSG	+/-
SH42	HSG	+/-
SEC1-3	EMP	+/-
110	HSG	+/-
118	HSG	+/-
120	HSG	+/-
132	HSG	+/-
137	HSG	0
140	HSG	+/-
142	HSG	+/-
SH43	HSG	+/-
SH44	HSG	+/-
SH47	HSG	+/-
SM3	Mixed-use	+/-
SH49	HSG	+/-
SM4	Mixed-use	+/-
SH50	HSG	+/-
SH51	HSG	+/-
SM5	Mixed-use	+/-
SM6	Mixed-use	+/-
SM7	Mixed-use	+/-
SH52	HSG	+/-
SM8	Mixed-use	+/-

Site Reference	Site Use	Landscape Sensitivity
SH53	HSG	+/-
SH54	HSG	+/-
SH55	HSG	+/-
SH56	HSG	+/-
SH57	HSG	+/-
SH58	HSG	+/-
SG1	GTTS	+/-
188	HSG	+/-
189	HSG	+/-
SH59	HSG	+/-
191	HSG	+/-
SH61	HSG	+/-
SEC1-1	EMP	+/-
SEC1-8	EMP	+/-
SEC1-5	EMP	+/-
SEC1-6	EMP	+/-
SEC1-2	EMP	+/-
SEC1-7	EMP	+/-
SM2	Mixed-use	+/-
SH45	HSG	+/-
SH63	HSG	+/-
SH65	HSG	+/-
SH64	HSG	+/-
SH66	HSG	+/-

E.4 SA Objective 3: Biodiversity, Flora, Fauna and Geodiversity

E.4.1 European Sites

E.4.1.1 European sites are a network of nature protection areas which include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). There are no European sites within Sandwell, with the nearest being 'Fens Pools' SAC located approximately 3km to the west, in Dudley. No Zone of Influence has been identified for 'Fens Pools' SAC to indicate areas where development could potentially result in significant adverse effects on its designated features, and therefore, at the time of writing the impact of all reasonable alternative sites on European sites is uncertain. The emerging HRA of the SLP will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

E.4.2 Sites of Special Scientific Interest

E.4.2.1 There are no Sites of Special Scientific Interest (SSSIs) within Sandwell Borough however nearby SSSIs include 'The Leasowes' and 'Doulton's Claypit' in the neighbouring borough of Dudley. All sites are located within IRZs which do not indicate the proposed use as a threat to nearby SSSIs, and as such, the proposed development at all sites will be likely to have a negligible impact on SSSIs.

E.4.3 National Nature Reserves

E.4.3.1 There are no National Nature Reserves (NNRs) within Sandwell, with 'Wren's Nest' and 'Saltwells' NNRs in Dudley being the closest to the borough, located at their closest points approximately 800m and 700m to the west of Sandwell, respectively. None of the reasonable alternative sites are located in close proximity to these NNRs, and therefore, the proposed development at all sites will be unlikely to have a significant impact any NNR.

E.4.4 Ancient Woodland

E.4.4.1 In Sandwell, there are some small areas of ancient woodland including 'Codsall Coppice' and 'Warley Rack Wood' in the south of the borough, and 'Dartmouth Golf Wood' and 'Chambers Wood' towards the north east. None of the reasonable alternative sites are located in close proximity to these areas of ancient woodland and therefore the proposed development at these sites will be unlikely to have a significant impact on any ancient woodland.

E.4.5 Local Nature Reserves

E.4.5.1 There are nine Local Nature Reserves (LNR) within Sandwell, found within both the urban areas and Green Belt, including 'Sheepwash', 'Merrion Wood' and 'Sot's Hole with Bluebell Wood' LNRs. A small proportion of the proposed housing Site SH43 coincides with 'Forge Mill Lake' LNR. Furthermore, six sites are located in close proximity to LNRs, including the

proposed housing Site SH13 which is located 120m from 'Saltwells' LNR and 180m from 'Mousesweet Brook' LNR, whereby the proposed introduction of 74 homes at the site could give rise to adverse effects. Therefore, the proposed development at these eight sites could potentially have a minor negative impact on these LNRs, due to an increased risk of development related threats and pressures including recreational disturbance. On the other hand, the remaining sites will be likely to have a negligible impact on LNRs, primarily due to being separated by existing built form.

E.4.6 Sites of Importance for Nature Conservation

- E.4.6.1 Within Sandwell, there are 33 Sites of Importance for Nature Conservation (SINCs). A small proportion of Site SH43 coincides with 'Forge Mill, Sandwell Valley' SINC. The proposed housing development at the site could potentially result in direct adverse impacts or possible partial loss / degradation of the SINC. A major negative impact is identified.
- E.4.6.2 Site SH30 is located adjacent to 'Ridgeacre Branch Canal' SINC and Site SH21 is located adjacent to 'Gower Branch Canal' SINC. The proposed development at these two sites could potentially have a minor negative impact on these SINCs, due to an increased risk of development related threats and pressures.
- E.4.6.3 None of the remaining sites coincide with or are located adjacent to SINCs, and therefore, the proposed development at these sites will be less likely to significantly impact any SINC, although it is acknowledged that adverse effects such as from recreational pressure can arise at greater distances.

E.4.7 Sites of Local Importance for Nature Conservation

- E.4.7.1 There are 71 Sites of Local Importance for Nature Conservation (SLINCs) found throughout Sandwell, but particularly in the south west and north east of the borough. Some 10 sites partially coincide with SLINCs, including Site SH43 which coincides with 'Tanhouse Avenue, Sandwell Valley' SLINC, and Site SH34 which coincides with 'Brandhall Golf Course' SLINC. Additionally, a further 16 sites are located adjacent to SLINCs. The proposed development at these 26 sites could potentially have a minor negative impact on these SLINCs due to an increased risk of development related threats and pressures.
- E.4.7.2 The remaining sites do not coincide with, or are located adjacent to, any SLINC; therefore, the proposed development at these sites will be less likely to result in a significant impact on SLINCs, although it is acknowledged that adverse effects such as from recreational pressure can arise at greater distances.

E.4.8 Geological Sites

- E.4.8.1 Geological sites have been identified throughout the Plan area, which form part of the Black Country Global Geopark⁴. These sites include a range of notable geological features and formations, including a number of SSSIs and SINCs. Within Sandwell, there are five geological sites found in the east and south west of the borough, including 'The Rowley

⁴ Black Country Geopark (2024) Black Country Geopark. Available at: <https://blackcountrygeopark.dudley.gov.uk/bcg/>
[Date accessed: 08/08/24]

Hills', 'Blue Rock Quarry SINC' and 'Bumble Hole & Warren's Park LNR'. The proposed development at all reasonable alternative sites will be likely to have a negligible impact on geological sites as they do not coincide with any identified areas of geological importance.

E.4.9 Priority Habitats

E.4.9.1 Some small extents of priority habitats are found throughout the Sandwell area, particularly concentrated in the Green Belt to the north east and include 'coastal and floodplain grazing marsh', 'good quality semi-improved grassland' and 'deciduous woodland'. A total of 14 sites coincide wholly or partially with priority habitats, including a large proportion of Sites 118 and 140 which coincide with deciduous woodland, and Site SH59 which contains large proportions of coastal and floodplain grazing marsh covering the majority of the site. The proposed development at these 14 sites therefore will be likely to have a minor negative impact on these priority habitats due to the potential loss or degradation of these habitats. On the other hand, the remaining sites do not coincide with any identified priority habitat; therefore, the proposed development at these sites will be likely to have a negligible impact on the overall presence of priority habitats.

Table E.4.1: Sites impact matrix for SA Objective 3 – Biodiversity, flora, fauna and geodiversity

Site Reference	Site Use	Habitats Sites	SSSIs and IRZs	NNRs	Ancient Woodland	LNRs	SINCS	SLINCS	Geological Sites	Priority Habitats
SEC3-181	EMP	+/-	0	0	0	0	0	0	0	0
SEC4-1	EMP	+/-	0	0	0	0	0	0	0	0
SEC3-9	EMP	+/-	0	0	0	0	0	-	0	0
SEC3-99	EMP	+/-	0	0	0	0	0	-	0	0
SH1	HSG	+/-	0	0	0	0	0	0	0	0
SEC3-113	EMP	+/-	0	0	0	0	0	0	0	0
SEC3-46	EMP	+/-	0	0	0	0	0	-	0	-
SEC3-175	EMP	+/-	0	0	0	0	0	0	0	0
SEC3-36	EMP	+/-	0	0	0	-	0	0	0	0
SEC3-29	EMP	+/-	0	0	0	0	0	0	0	0
SEC3-148	EMP	+/-	0	0	0	0	0	0	0	0
SH2	HSG	+/-	0	0	0	0	0	0	0	0
SEC4-4	EMP	+/-	0	0	0	0	0	0	0	0
SEC3-191	EMP	+/-	0	0	0	0	0	0	0	0
SEC4-3	EMP	+/-	0	0	0	0	0	0	0	0
SEC3-133	EMP	+/-	0	0	0	0	0	-	0	0
SEC3-189	EMP	+/-	0	0	0	0	0	0	0	0
SEC3-22	EMP	+/-	0	0	0	0	0	-	0	0
SEC3-40	EMP	+/-	0	0	0	0	0	0	0	0
SEC1-4	EMP	+/-	0	0	0	0	0	0	0	-
SH3	HSG	+/-	0	0	0	0	0	0	0	0
SH4	HSG	+/-	0	0	0	0	0	0	0	0
SH5	HSG	+/-	0	0	0	-	0	-	0	0
SH6	HSG	+/-	0	0	0	0	0	0	0	0
SH7	HSG	+/-	0	0	0	0	0	-	0	0
SH8	HSG	+/-	0	0	0	0	0	0	0	0
SH9	HSG	+/-	0	0	0	0	0	-	0	-
SH62	HSG	+/-	0	0	0	0	0	0	0	0
SH10	HSG	+/-	0	0	0	0	0	0	0	0
SH11	HSG	+/-	0	0	0	0	0	0	0	0
35	HSG	+/-	0	0	0	0	0	0	0	0
36	HSG	+/-	0	0	0	0	0	0	0	0
38	HSG	+/-	0	0	0	0	0	0	0	0
40	HSG	+/-	0	0	0	0	0	0	0	0
42	HSG	+/-	0	0	0	0	0	0	0	0
43	HSG	+/-	0	0	0	0	0	0	0	0
44	HSG	+/-	0	0	0	0	0	0	0	0
45	HSG	+/-	0	0	0	0	0	0	0	0
46	HSG	+/-	0	0	0	0	0	0	0	0
SH13	HSG	+/-	0	0	0	-	0	0	0	0
SH14	HSG	+/-	0	0	0	0	0	0	0	0
SH15	HSG	+/-	0	0	0	0	0	0	0	0
SEC3-79	EMP	+/-	0	0	0	0	0	-	0	0

Site Reference	Site Use	Habitats Sites	SSSIs and IRZs	NNRs	Ancient Woodland	LNRs	SINCS	SLINCS	Geological Sites	Priority Habitats
SH16	HSG	+/-	0	0	0	0	0	-	0	-
SH17	HSG	+/-	0	0	0	0	0	-	0	0
SH18	HSG	+/-	0	0	0	0	0	-	0	-
SEC3-193	EMP	+/-	0	0	0	0	0	0	0	-
SH19	HSG	+/-	0	0	0	0	0	-	0	0
SH20	HSG	+/-	0	0	0	0	0	0	0	0
SH21	HSG	+/-	0	0	0	0	-	0	0	0
SH22	HSG	+/-	0	0	0	0	0	0	0	0
SH23	HSG	+/-	0	0	0	0	0	0	0	0
63	HSG/EMP	+/-	0	0	0	0	0	0	0	0
SH24	HSG	+/-	0	0	0	0	0	0	0	0
SH25	HSG	+/-	0	0	0	0	0	-	0	0
SH26	HSG	+/-	0	0	0	0	0	0	0	0
SH27	HSG	+/-	0	0	0	0	0	0	0	0
SH28	HSG	+/-	0	0	0	0	0	-	0	0
SH29	HSG	+/-	0	0	0	0	0	0	0	0
71	HSG	+/-	0	0	0	0	0	0	0	0
74	HSG/EMP	+/-	0	0	0	0	0	0	0	0
SH30	HSG	+/-	0	0	0	0	-	-	0	0
SH31	HSG	+/-	0	0	0	0	0	0	0	0
SH32	HSG	+/-	0	0	0	0	0	0	0	0
SH33	HSG	+/-	0	0	0	0	0	0	0	0
SH34	HSG	+/-	0	0	0	0	0	-	0	0
SH35	HSG	+/-	0	0	0	-	0	-	0	-
SH36	HSG	+/-	0	0	0	0	0	-	0	-
SH37	HSG	+/-	0	0	0	0	0	-	0	-
SEC3-66	EMP	+/-	0	0	0	0	0	-	0	-
SH38	HSG	+/-	0	0	0	0	0	0	0	0
SM1	Mixed-use	+/-	0	0	0	0	0	0	0	0
SH40	HSG	+/-	0	0	0	0	0	0	0	0
SH41	HSG	+/-	0	0	0	0	0	0	0	-
SH42	HSG	+/-	0	0	0	0	0	0	0	0
SEC1-3	EMP	+/-	0	0	0	0	0	0	0	0
110	HSG	+/-	0	0	0	0	0	0	0	0
118	HSG	+/-	0	0	0	0	0	-	0	-
120	HSG	+/-	0	0	0	-	0	-	0	0
132	HSG	+/-	0	0	0	0	0	0	0	0
137	HSG	+/-	0	0	0	0	0	0	0	0
140	HSG	+/-	0	0	0	0	0	-	0	-
142	HSG	+/-	0	0	0	0	0	0	0	0
SH43	HSG	+/-	0	0	0	-	--	-	0	0
SH44	HSG	+/-	0	0	0	0	0	0	0	0
SH47	HSG	+/-	0	0	0	0	0	0	0	0
SM3	Mixed-use	+/-	0	0	0	0	0	0	0	0
SH49	HSG	+/-	0	0	0	0	0	0	0	0

Site Reference	Site Use	Habitats Sites	SSSIs and IRZs	NNRs	Ancient Woodland	LNRs	SINCs	SLINCs	Geological Sites	Priority Habitats
SM4	Mixed-use	+/-	0	0	0	0	0	0	0	0
SH50	HSG	+/-	0	0	0	0	0	0	0	0
SH51	HSG	+/-	0	0	0	0	0	0	0	0
SM5	Mixed-use	+/-	0	0	0	0	0	0	0	0
SM6	Mixed-use	+/-	0	0	0	0	0	0	0	0
SM7	Mixed-use	+/-	0	0	0	0	0	0	0	0
SH52	HSG	+/-	0	0	0	0	0	0	0	0
SM8	Mixed-use	+/-	0	0	0	0	0	0	0	0
SH53	HSG	+/-	0	0	0	0	0	0	0	0
SH54	HSG	+/-	0	0	0	0	0	0	0	0
SH55	HSG	+/-	0	0	0	0	0	0	0	0
SH56	HSG	+/-	0	0	0	0	0	0	0	0
SH57	HSG	+/-	0	0	0	0	0	0	0	0
SH58	HSG	+/-	0	0	0	0	0	0	0	0
SG1	GTTS	+/-	0	0	0	0	0	0	0	0
188	HSG	+/-	0	0	0	0	0	0	0	0
189	HSG	+/-	0	0	0	0	0	0	0	0
SH59	HSG	+/-	0	0	0	0	0	0	0	-
191	HSG	+/-	0	0	0	0	0	0	0	0
SH61	HSG	+/-	0	0	0	0	0	0	0	0
SEC1-1	EMP	+/-	0	0	0	-	0	0	0	0
SEC1-8	EMP	+/-	0	0	0	0	0	0	0	0
SEC1-5	EMP	+/-	0	0	0	0	0	0	0	0
SEC1-6	EMP	+/-	0	0	0	0	0	0	0	0
SEC1-2	EMP	+/-	0	0	0	0	0	0	0	0
SEC1-7	EMP	+/-	0	0	0	0	0	-	0	0
SM2	Mixed-use	+/-	0	0	0	0	0	0	0	0
SH45	HSG	+/-	0	0	0	0	0	0	0	0
SH63	HSG	+/-	0	0	0	0	0	0	0	0
SH65	HSG	+/-	0	0	0	0	0	0	0	0
SH64	HSG	+/-	0	0	0	0	0	0	0	0
SH66	HSG	+/-	0	0	0	0	0	0	0	0

E.5 SA Objective 4: Climate Change Mitigation

E.5.1 Potential Increase in Carbon Footprint

- E.5.1.1 The estimated CO₂ emissions for Sandwell in 2022 was 1,247.3 kilotonnes, with per capita emissions of 3.6 tonnes, according to UK local authority CO₂ emissions data⁵. Sandwell has an average of 2.7 people per dwelling⁶.
- E.5.1.2 Based on these figures, and assuming new residents will generate CO₂ emissions in line with the current average, it has been calculated that proposals for 1,283 homes or more are expected to increase carbon emissions by 1% or more in comparison to the current estimates for Sandwell. Proposals for 128 homes or more are expected to increase carbon emissions by 0.1% or more in comparison to current estimates for Sandwell.
- E.5.1.3 Residential-led development is likely to result in an increase in carbon emissions, to some extent. A total of 72 reasonable alternative sites proposed for residential use (including residential mixed-use) are identified as having capacity for the development of 127 dwellings or less. The proposed development at these sites will be likely to result in a negligible contribution to Sandwell's total carbon emissions.
- E.5.1.4 A total of 17 sites proposed for residential use (including residential mixed-use) are identified as having capacity for the development of between 128 and 1,283 dwellings. The proposed development at these sites could potentially increase local carbon emissions, as a proportion of Sandwell's total, by more than 0.1%. Therefore, a minor negative impact on Sandwell's carbon emissions will be expected at these 17 sites.
- E.5.1.5 The carbon emissions likely to be generated as a result of the 28 reasonable alternative employment sites is uncertain. This will be entirely dependent on the nature and scale of the employment land proposed, which is unknown at present. The nature and design of pitches/plots which could be developed at GTTS sites is also unknown and therefore the potential increase in carbon footprint associated with Site SG1 (proposed solely for GTTS use) is also uncertain. The two sites which are identified as reasonable alternatives for employment or residential use (63 and 74) are also recorded as uncertain for the purpose of this assessment.

⁵ Department for Energy Security and Net Zero (2024) UK local authority and regional greenhouse gas emissions statistics, 2005 to 2022. Available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-statistics-2005-to-2022> [Date accessed: 09/08/24]

⁶ People per dwelling has been calculated using the ONS mid-2021 population estimates (Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>) and dwelling stock (Available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>)

Table E.5.1: Sites impact matrix for SA Objective 4 – Climate change mitigation

Site Reference	Site Use	Potential increase in carbon footprint
SEC3-181	EMP	+/-
SEC4-1	EMP	+/-
SEC3-9	EMP	+/-
SEC3-99	EMP	+/-
SH1	HSG	0
SEC3-113	EMP	+/-
SEC3-46	EMP	+/-
SEC3-175	EMP	+/-
SEC3-36	EMP	+/-
SEC3-29	EMP	+/-
SEC3-148	EMP	+/-
SH2	HSG	0
SEC4-4	EMP	+/-
SEC3-191	EMP	+/-
SEC4-3	EMP	+/-
SEC3-133	EMP	+/-
SEC3-189	EMP	+/-
SEC3-22	EMP	+/-
SEC3-40	EMP	+/-
SEC1-4	EMP	+/-
SH3	HSG	0
SH4	HSG	0
SH5	HSG	0
SH6	HSG	-
SH7	HSG	0
SH8	HSG	0
SH9	HSG	0
SH62	HSG	0
SH10	HSG	0
SH11	HSG	0
35	HSG	-
36	HSG	0
38	HSG	0
40	HSG	0
42	HSG	0
43	HSG	0
44	HSG	0
45	HSG	0
46	HSG	0
SH13	HSG	0
SH14	HSG	0
SH15	HSG	0
SEC3-79	EMP	+/-
SH16	HSG	-
SH17	HSG	0
SH18	HSG	-
SEC3-193	EMP	+/-

Site Reference	Site Use	Potential increase in carbon footprint
SH19	HSG	0
SH20	HSG	0
SH21	HSG	0
SH22	HSG	0
SH23	HSG	0
63	HSG/EMP	+/-
SH24	HSG	0
SH25	HSG	-
SH26	HSG	0
SH27	HSG	0
SH28	HSG	0
SH29	HSG	0
71	HSG	0
74	HSG/EMP	+/-
SH30	HSG	0
SH31	HSG	0
SH32	HSG	0
SH33	HSG	0
SH34	HSG	-
SH35	HSG	-
SH36	HSG	0
SH37	HSG	-
SEC3-66	EMP	+/-
SH38	HSG	0
SM1	Mixed-use	-
SH40	HSG	0
SH41	HSG	-
SH42	HSG	0
SEC1-3	EMP	+/-
110	HSG	0
118	HSG	0
120	HSG	0
132	HSG	0
137	HSG	0
140	HSG	0
142	HSG	0
SH43	HSG	0
SH44	HSG	0
SH47	HSG	0
SM3	Mixed-use	-
SH49	HSG	0
SM4	Mixed-use	0
SH50	HSG	0
SH51	HSG	0
SM5	Mixed-use	0
SM6	Mixed-use	-
SM7	Mixed-use	-
SH52	HSG	0

Site Reference	Site Use	Potential increase in carbon footprint
SM8	Mixed-use	-
SH53	HSG	0
SH54	HSG	0
SH55	HSG	-
SH56	HSG	0
SH57	HSG	0
SH58	HSG	-
SG1	GTTS	+/-
188	HSG	0
189	HSG	0
SH59	HSG	0
191	HSG	0
SH61	HSG	0
SEC1-1	EMP	+/-
SEC1-8	EMP	+/-
SEC1-5	EMP	+/-
SEC1-6	EMP	+/-
SEC1-2	EMP	+/-
SEC1-7	EMP	+/-
SM2	Mixed-use	-
SH45	HSG	0
SH63	HSG	0
SH65	HSG	0
SH64	HSG	0
SH66	HSG	0

E.6 SA Objective 5: Climate Change Adaptation

E.6.1 Flood Zones

E.6.1.1 Flood Zones 2 and 3 occur alongside watercourses throughout the borough, such as the River Tame, with the majority of areas at risk of fluvial flooding found towards the north. The majority of sites are located wholly within Flood Zone 1 and therefore will be expected to have a minor positive impact on flooding, as the proposed development at these sites will be likely to locate site end users away from areas at risk of fluvial flooding.

E.6.1.2 However, nine sites (SH5, SH16, SH28, SH35, SH36, 132, SH59, SEC1-7 and SM2) are largely located or partially located within Flood Zone 3; therefore, the proposed development at these sites could potentially have a major negative impact on flooding in the area and exacerbate existing issues of flooding in Sandwell. Additionally, Sites SH2 and 110 are located partially within Flood Zone 2, and therefore, the proposed development at these two sites could potentially have a minor negative impact on flooding.

E.6.2 Indicative Flood Zone 3b

E.6.2.1 Indicative Flood Zone 3b is present in areas where flooding will potentially worsen in the future due to climate change, areas of which are scattered throughout Sandwell generally covering areas currently within Flood Zone 3a according to the Black Country Level 1 Strategic Flood Risk Assessment (SFRA)⁷ which was the most up-to-date SFRA at the time of assessment (now superseded by Sandwell Level 1 SFRA⁸. Five sites (SEC3-9, SH35, SH36, 110 and SH59) coincide with Indicative Flood Zone 3b. Therefore, the proposed development at these five sites could potentially have a major negative impact on flooding and may exacerbate existing issues of flooding in Sandwell.

E.6.2.2 There are no other reasonable alternative sites which are located within Indicative Flood Zone 3b, and therefore, the remaining sites could potentially have a negligible impact on contributing to flooding issues in the future, although further site-specific assessments and reference to emerging data would help to provide a more accurate picture of changing flood risk due to climate change.

E.6.3 Surface Water Flood Risk

E.6.3.1 Surface Water Flood Risk (SWFR) is categorised into low (1/1000), medium (1/100) and high (1/30) in relation to the probability of surface water flooding occurring in a given area. Areas affected by surface water flooding can be found throughout Sandwell, in particular along roads, as well as within urban parkland, and associated with ponds and

⁷ JBA Consulting (2020) The Black Country Authorities Level 1 Strategic Flood Risk Assessment Final Report 25th June 2020. Available at: <https://www.sandwell.gov.uk/downloads/download/487/sandwell-local-plan-water-and-flooding-evidence> [Date accessed: 08/08/24]

⁸ JBA Consulting (2024) Sandwell Level 1 Strategic Flood Risk Assessment.

watercourses. A total of 36 sites coincide with an area of high SWFR, and therefore, the proposed development at these sites could potentially have a major negative impact on surface water flooding in the area, as development will be likely to locate site end users in areas at high risk of surface water flooding as well as exacerbate flood risk in surrounding locations.

- E.6.3.2 Additionally, a further 52 sites coincide with areas of low and/or medium SWFR, and as such, the proposed development at these sites could potentially have a minor negative impact on surface water flooding in the area.
- E.6.3.3 The remaining sites which do not coincide with any significant areas of SWFR will be expected to have a negligible impact on surface water flooding.

Table E.6.1: Sites impact matrix for SA Objective 5 – Climate change adaptation

Site Reference	Site Use	Fluvial Flood Zones	Indicative Flood Zone 3b	Surface Water Flood Risk
SEC3-181	EMP	+	0	-
SEC4-1	EMP	+	0	--
SEC3-9	EMP	+	--	-
SEC3-99	EMP	+	0	-
SH1	HSG	+	0	0
SEC3-113	EMP	+	0	-
SEC3-46	EMP	+	0	--
SEC3-175	EMP	+	0	0
SEC3-36	EMP	+	0	-
SEC3-29	EMP	+	0	-
SEC3-148	EMP	+	0	--
SH2	HSG	-	0	--
SEC4-4	EMP	+	0	0
SEC3-191	EMP	+	0	--
SEC4-3	EMP	+	0	-
SEC3-133	EMP	+	0	-
SEC3-189	EMP	+	0	-
SEC3-22	EMP	+	0	-
SEC3-40	EMP	+	0	--
SEC1-4	EMP	+	0	--
SH3	HSG	+	0	--
SH4	HSG	+	0	0
SH5	HSG	--	0	--
SH6	HSG	+	0	-
SH7	HSG	+	0	-
SH8	HSG	+	0	0
SH9	HSG	+	0	-
SH62	HSG	+	0	-
SH10	HSG	+	0	0
SH11	HSG	+	0	-
35	HSG	+	0	-
36	HSG	+	0	-
38	HSG	+	0	0
40	HSG	+	0	-
42	HSG	+	0	-
43	HSG	+	0	0
44	HSG	+	0	-
45	HSG	+	0	0
46	HSG	+	0	0
SH13	HSG	+	0	-
SH14	HSG	+	0	--
SH15	HSG	+	0	-
SEC3-79	EMP	+	0	-
SH16	HSG	--	0	-
SH17	HSG	+	0	-
SH18	HSG	+	0	--
SEC3-193	EMP	+	0	-

Site Reference	Site Use	Fluvial Flood Zones	Indicative Flood Zone 3b	Surface Water Flood Risk
SH19	HSG	+	0	-
SH20	HSG	+	0	-
SH21	HSG	+	0	0
SH22	HSG	+	0	-
SH23	HSG	+	0	-
63	HSG/EMP	+	0	0
SH24	HSG	+	0	0
SH25	HSG	+	0	--
SH26	HSG	+	0	--
SH27	HSG	+	0	-
SH28	HSG	--	0	-
SH29	HSG	+	0	--
71	HSG	+	0	0
74	HSG/EMP	+	0	-
SH30	HSG	+	0	-
SH31	HSG	+	0	--
SH32	HSG	+	0	0
SH33	HSG	+	0	-
SH34	HSG	+	0	0
SH35	HSG	--	--	--
SH36	HSG	--	--	-
SH37	HSG	+	0	--
SEC3-66	EMP	+	0	-
SH38	HSG	+	0	--
SM1	Mixed-use	+	0	-
SH40	HSG	+	0	--
SH41	HSG	+	0	--
SH42	HSG	+	0	-
SEC1-3	EMP	+	0	-
110	HSG	-	--	0
118	HSG	+	0	-
120	HSG	+	0	0
132	HSG	--	0	--
137	HSG	+	0	0
140	HSG	+	0	0
142	HSG	+	0	0
SH43	HSG	+	0	-
SH44	HSG	+	0	0
SH47	HSG	+	0	--
SM3	Mixed-use	+	0	-
SH49	HSG	+	0	--
SM4	Mixed-use	+	0	--
SH50	HSG	+	0	0
SH51	HSG	+	0	-
SM5	Mixed-use	+	0	0
SM6	Mixed-use	+	0	-
SM7	Mixed-use	+	0	--
SH52	HSG	+	0	0

Site Reference	Site Use	Fluvial Flood Zones	Indicative Flood Zone 3b	Surface Water Flood Risk
SM8	Mixed-use	+	0	-
SH53	HSG	+	0	-
SH54	HSG	+	0	--
SH55	HSG	+	0	--
SH56	HSG	+	0	0
SH57	HSG	+	0	--
SH58	HSG	+	0	-
SG1	GTTS	+	0	--
188	HSG	+	0	0
189	HSG	+	0	0
SH59	HSG	--	--	-
191	HSG	+	0	-
SH61	HSG	+	0	--
SEC1-1	EMP	+	0	--
SEC1-8	EMP	+	0	0
SEC1-5	EMP	+	0	--
SEC1-6	EMP	+	0	--
SEC1-2	EMP	+	0	-
SEC1-7	EMP	--	0	--
SM2	Mixed-use	--	0	--
SH45	HSG	+	0	--
SH63	HSG	+	0	-
SH65	HSG	+	0	0
SH64	HSG	+	0	0
SH66	HSG	+	0	0

E.7 SA Objective 6: Natural Resources

E.7.1 Previously Undeveloped Land / Land with Environmental Value

- E.7.1.1 Sandwell is principally built-up, although it also contains a range of large green spaces distributed throughout the borough and a small proportion of undeveloped Green Belt land in the north east.
- E.7.1.2 Some 53 sites in Sandwell wholly comprise previously developed land which will be likely to have little or no environmental value. The proposed development at these sites will be expected to have a minor positive impact on natural resources as development will be classed as an efficient use of land.
- E.7.1.3 There are 20 sites which wholly comprise greenfield land and are likely to contain areas of environmental value such as hedgerows, trees and scrub that would potentially be lost upon development. Furthermore, 49 sites are partially previously developed / brownfield sites but also include areas of environmental value that could additionally be lost or degraded by the proposed development. The proposed development at these 69 sites will be expected to have a minor negative impact on natural resources due to the potential loss of ecologically or environmentally valuable soil resources.

E.7.2 BMV Land

- E.7.2.1 The land within Sandwell Borough is almost entirely 'Urban' according to the Agricultural Land Classification (ALC), with a small proportion of 'Non-Agricultural' and Grade 4 land in the north east. Only a very small area in the north east, within Sandwell Valley Country Park, is classed as Grade 3, which potentially represents some of the 'best and most versatile' (BMV) land within Sandwell.
- E.7.2.2 The proposed development at the 69 reasonable alternative sites which wholly or partially comprise previously undeveloped land will be likely to have a minor positive impact on natural resources due to being located upon areas of less agriculturally important 'Urban' and/or 'Non-Agricultural' land, which would help to prevent the loss of BMV land across the Plan area.
- E.7.2.3 The proposed development at the 51 reasonable alternative sites which are located wholly on previously developed land will be likely to have a negligible impact on agricultural land.

Table E.7.1: Sites impact matrix for SA Objective 6 – Natural resources

Site Reference	Site Use	Previously Undeveloped Land / Land with Environmental Value	BMV Land
SEC3-181	EMP	+	0
SEC4-1	EMP	-	+
SEC3-9	EMP	+	0
SEC3-99	EMP	+	0
SH1	HSG	+	0
SEC3-113	EMP	+	0
SEC3-46	EMP	-	+
SEC3-175	EMP	+	0
SEC3-36	EMP	+	0
SEC3-29	EMP	-	+
SEC3-148	EMP	+	0
SH2	HSG	-	+
SEC4-4	EMP	-	+
SEC3-191	EMP	-	+
SEC4-3	EMP	+	0
SEC3-133	EMP	-	+
SEC3-189	EMP	-	+
SEC3-22	EMP	-	+
SEC3-40	EMP	-	+
SEC1-4	EMP	-	+
SH3	HSG	+	0
SH4	HSG	-	+
SH5	HSG	-	+
SH6	HSG	-	+
SH7	HSG	-	+
SH8	HSG	+	0
SH9	HSG	-	+
SH62	HSG	+	0
SH10	HSG	-	+
SH11	HSG	-	+
35	HSG	+	0
36	HSG	-	+
38	HSG	+	0
40	HSG	+	0
42	HSG	-	+
43	HSG	-	+
44	HSG	-	+
45	HSG	-	+
46	HSG	+	0
SH13	HSG	+	0
SH14	HSG	+	0
SH15	HSG	+	0
SEC3-79	EMP	+	0
SH16	HSG	-	+
SH17	HSG	+	0
SH18	HSG	-	+

Site Reference	Site Use	Previously Undeveloped Land / Land with Environmental Value	BMV Land
SEC3-193	EMP	-	+
SH19	HSG	-	+
SH20	HSG	-	+
SH21	HSG	+	0
SH22	HSG	-	+
SH23	HSG	+	0
63	HSG/EMP	-	+
SH24	HSG	+	0
SH25	HSG	+	0
SH26	HSG	-	+
SH27	HSG	+	0
SH28	HSG	+	0
SH29	HSG	+	0
71	HSG	-	+
74	HSG/EMP	+	0
SH30	HSG	+	0
SH31	HSG	-	+
SH32	HSG	+	0
SH33	HSG	-	+
SH34	HSG	-	+
SH35	HSG	-	+
SH36	HSG	-	+
SH37	HSG	-	+
SEC3-66	EMP	-	+
SH38	HSG	+	0
SM1	Mixed-use	+	0
SH40	HSG	+	0
SH41	HSG	-	+
SH42	HSG	+	0
SEC1-3	EMP	-	+
110	HSG	-	+
118	HSG	-	+
120	HSG	-	+
132	HSG	-	+
137	HSG	-	+
140	HSG	-	+
142	HSG	-	+
SH43	HSG	-	+
SH44	HSG	-	+
SH47	HSG	-	+
SM3	Mixed-use	+	0
SH49	HSG	+	0
SM4	Mixed-use	+	0
SH50	HSG	+	0
SH51	HSG	-	+
SM5	Mixed-use	-	+
SM6	Mixed-use	+	0
SM7	Mixed-use	+	0

Site Reference	Site Use	Previously Undeveloped Land / Land with Environmental Value	BMV Land
SH52	HSG	-	+
SM8	Mixed-use	+	0
SH53	HSG	+	0
SH54	HSG	-	+
SH55	HSG	-	+
SH56	HSG	+	0
SH57	HSG	+	0
SH58	HSG	-	+
SG1	GTTS	-	+
188	HSG	-	+
189	HSG	-	+
SH59	HSG	-	+
191	HSG	-	+
SH61	HSG	+	0
SEC1-1	EMP	+	0
SEC1-8	EMP	-	+
SEC1-5	EMP	-	+
SEC1-6	EMP	+	0
SEC1-2	EMP	-	+
SEC1-7	EMP	-	+
SM2	Mixed-use	-	+
SH45	HSG	-	+
SH63	HSG	-	+
SH65	HSG	+	0
SH64	HSG	+	0
SH66	HSG	+	0

E.8 SA Objective 7: Pollution

E.8.1 Air Quality Management Area

E.8.1.1 The entirety of Sandwell Borough is classed as 'Sandwell Air Quality Management Area' (AQMA). All reasonable alternative sites are located wholly within this AQMA, whilst several sites are also located partially within 200m of the adjacent 'Walsall AQMA', 'Birmingham AQMA' or 'Dudley AQMA'. The proposed development at all 120 sites will be likely to locate site end users in areas of existing poor air quality and have a minor negative impact on air pollution.

E.8.2 Main Road

E.8.2.1 Many major roads pass through Sandwell, including the A34, A4041, M5, and the M6 Motorway. Some 60 of the sites proposed within Sandwell are located within 200m of a main road, including Site 137 which is adjacent to the M6 and Sites 35, SM1, and SEC1-3 which are adjacent to the M5. Therefore, the proposed development at these 60 sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using these main roads will be expected to have a minor negative impact on air quality and noise at these sites.

E.8.2.2 The proposed development at the remaining sites which are over 200m from a main road will be expected to have a negligible impact on transport associated air and noise pollution associated with main roads.

E.8.3 Watercourse

E.8.3.1 There are several watercourses within Sandwell, including the River Tame and various canals and brooks. A total of 23 sites coincide with or are located within 10m of various watercourses. The proposed development at these sites will be likely to increase the risk of contamination of these watercourses, and therefore have a minor negative impact on water quality.

E.8.3.2 The remaining 97 sites which are located over 10m from watercourses are less likely to have a significant impact on the quality of watercourses; however, each site would need to be evaluated according to land use type, size of development and exact location. The proposed development at all sites has the potential to lead to adverse impacts such as those resulting from runoff. At this stage, the potential effects of these 97 sites on water quality are uncertain and would depend upon implementation.

E.8.4 Groundwater Source Protection Zone

E.8.4.1 Source Protection Zones (SPZs) for groundwater within Sandwell are located only within the south east of the borough. SPZs are grouped from 1 to 3 based on the level of protection that the groundwater requires. Some 15 reasonable alternative sites are located within the total catchment (zone 3) of this SPZ. The proposed development at

these sites could potentially increase the risk of groundwater contamination within the SPZ and have a minor negative impact on the quality or status of groundwater resources.

- E.8.4.2 The remaining sites do not coincide with the catchment of any SPZ; therefore, the proposed development at these 110 sites will be expected to have a negligible impact on quality or status of groundwater.

E.8.5 Potential Increase in Air Pollution

- E.8.5.1 A total of 24 sites proposed for residential use (including mixed-use) are identified as having capacity for the development of 100 or more dwellings. In addition, Site SEC3-66 is proposed for employment and comprises of more than 10ha. The proposed development at these 25 sites could potentially result in a significant increase in local air pollution; therefore, a major negative impact is identified for these sites.
- E.8.5.2 Some 65 sites proposed for residential use (including mixed-use) are identified as having capacity for the development of between ten and 99 dwellings, and 23 sites are proposed solely for non-residential use and comprise between one and 10ha. Therefore, the proposed development at these 89 sites could potentially have a minor negative impact on air pollution in the local area.
- E.8.5.3 Four proposed employment sites SEC3-181, SEC3-46, 74 and SEC1-8 comprise less than 1ha and will be expected to have a negligible impact on local air pollution.
- E.8.5.4 A total of two sites are identified as reasonable alternatives for multiple uses (i.e. the sites could potentially be developed for residential, employment and/or GTTS use) and therefore at the time of writing the potential increase air pollution as a result of construction and occupation is uncertain. However, a negative impact will be expected to a certain degree.
- E.8.5.5 The nature and design of pitches/plots which could be developed at GTTS sites is unknown at present. Therefore, potential increases in air pollution as a result of the construction and occupation of Site SG1 (proposed solely for GTTS use) are uncertain.

Table E.8.1: Sites impact matrix for SA Objective 7 – Pollution

Site Reference	Site Use	AQMA	Main Road	Watercourse	Groundwater SPZ	Potential Increase in Air Pollution
SEC3-181	EMP	-	0	+/-	0	0
SEC4-1	EMP	-	-	+/-	0	-
SEC3-9	EMP	-	0	+/-	0	-
SEC3-99	EMP	-	-	+/-	0	-
SH1	HSG	-	-	+/-	0	-
SEC3-113	EMP	-	-	+/-	0	0
SEC3-46	EMP	-	0	+/-	0	0
SEC3-175	EMP	-	-	-	0	-
SEC3-36	EMP	-	-	+/-	0	-
SEC3-29	EMP	-	-	+/-	0	-
SEC3-148	EMP	-	-	-	0	-
SH2	HSG	-	-	-	0	-
SEC4-4	EMP	-	0	+/-	-	-
SEC3-191	EMP	-	0	+/-	0	-
SEC4-3	EMP	-	0	+/-	0	-
SEC3-133	EMP	-	-	+/-	0	-
SEC3-189	EMP	-	0	-	0	-
SEC3-22	EMP	-	0	+/-	0	-
SEC3-40	EMP	-	-	+/-	0	-
SEC1-4	EMP	-	-	+/-	0	-
SH3	HSG	-	-	+/-	0	-
SH4	HSG	-	-	+/-	0	-
SH5	HSG	-	-	+/-	0	-
SH6	HSG	-	-	+/-	0	--
SH7	HSG	-	-	-	0	-
SH8	HSG	-	0	+/-	0	-
SH9	HSG	-	0	+/-	0	-
SH62	HSG	-	0	+/-	0	-
SH10	HSG	-	0	+/-	0	-
SH11	HSG	-	0	+/-	0	--
35	HSG	-	-	+/-	0	--
36	HSG	-	0	+/-	0	-
38	HSG	-	-	+/-	-	-
40	HSG	-	0	+/-	0	-
42	HSG	-	-	+/-	0	-
43	HSG	-	-	+/-	0	-
44	HSG	-	0	+/-	0	-
45	HSG	-	0	+/-	0	-
46	HSG	-	0	+/-	0	-
SH13	HSG	-	-	+/-	0	-
SH14	HSG	-	0	-	0	-
SH15	HSG	-	0	+/-	0	-
SEC3-79	EMP	-	0	-	0	-
SH16	HSG	-	-	-	0	--
SH17	HSG	-	0	+/-	0	-
SH18	HSG	-	0	+/-	0	--

Site Reference	Site Use	AQMA	Main Road	Watercourse	Groundwater SPZ	Potential Increase in Air Pollution
SEC3-193	EMP	-	0	+/-	-	-
SH19	HSG	-	0	+/-	0	-
SH20	HSG	-	-	+/-	0	-
SH21	HSG	-	-	-	0	--
SH22	HSG	-	0	+/-	0	-
SH23	HSG	-	-	+/-	0	-
63	HSG/EMP	-	-	+/-	0	+/-
SH24	HSG	-	0	+/-	0	-
SH25	HSG	-	-	+/-	0	--
SH26	HSG	-	-	-	0	-
SH27	HSG	-	-	+/-	0	-
SH28	HSG	-	0	+/-	0	-
SH29	HSG	-	-	+/-	0	-
71	HSG	-	0	+/-	0	-
74	HSG/EMP	-	-	+/-	0	+/-
SH30	HSG	-	-	+/-	0	-
SH31	HSG	-	-	+/-	0	-
SH32	HSG	-	0	+/-	0	-
SH33	HSG	-	0	+/-	0	-
SH34	HSG	-	-	-	0	--
SH35	HSG	-	0	-	0	--
SH36	HSG	-	0	-	0	-
SH37	HSG	-	0	+/-	0	--
SEC3-66	EMP	-	0	-	-	--
SH38	HSG	-	-	-	0	-
SM1	Mixed-use	-	-	-	0	--
SH40	HSG	-	0	+/-	0	-
SH41	HSG	-	-	-	-	--
SH42	HSG	-	0	+/-	0	-
SEC1-3	EMP	-	-	+/-	0	-
110	HSG	-	-	+/-	0	-
118	HSG	-	-	+/-	0	-
120	HSG	-	0	+/-	0	--
132	HSG	-	0	+/-	0	--
137	HSG	-	-	+/-	0	-
140	HSG	-	0	+/-	0	-
142	HSG	-	0	+/-	0	-
SH43	HSG	-	0	+/-	0	-
SH44	HSG	-	0	+/-	0	-
SH47	HSG	-	-	+/-	0	-
SM3	Mixed-use	-	-	+/-	0	--
SH49	HSG	-	-	+/-	0	-
SM4	Mixed-use	-	-	+/-	0	-
SH50	HSG	-	0	+/-	0	--
SH51	HSG	-	-	+/-	0	-
SM5	Mixed-use	-	0	+/-	0	-
SM6	Mixed-use	-	0	+/-	0	--
SM7	Mixed-use	-	0	+/-	0	--

Site Reference	Site Use	AQMA	Main Road	Watercourse	Groundwater SPZ	Potential Increase in Air Pollution
SH52	HSG	-	-	+/-	0	-
SM8	Mixed-use	-	-	+/-	0	--
SH53	HSG	-	-	+/-	-	--
SH54	HSG	-	0	-	-	--
SH55	HSG	-	-	+/-	-	--
SH56	HSG	-	0	+/-	-	-
SH57	HSG	-	0	+/-	-	-
SH58	HSG	-	0	+/-	-	--
SG1	GTTS	-	0	+/-	0	+/-
188	HSG	-	-	-	0	-
189	HSG	-	0	+/-	0	-
SH59	HSG	-	-	-	0	-
191	HSG	-	-	-	-	-
SH61	HSG	-	-	+/-	-	-
SEC1-1	EMP	-	0	-	0	-
SEC1-8	EMP	-	0	+/-	0	0
SEC1-5	EMP	-	0	+/-	0	-
SEC1-6	EMP	-	0	-	0	-
SEC1-2	EMP	-	-	+/-	0	-
SEC1-7	EMP	-	0	+/-	0	-
SM2	Mixed-use	-	0	+/-	0	--
SH45	HSG	-	-	+/-	0	-
SH63	HSG	-	-	+/-	0	-
SH65	HSG	-	-	+/-	-	-
SH64	HSG	-	0	+/-	-	-
SH66	HSG	-	-	+/-	0	-

E.9 SA Objective 8: Waste

E.9.1 Potential Increase in Household Waste Generation

- E.9.1.1 Residential-led development is likely to result in an increase in household waste generation, to some extent. According to the UK local authority household waste data⁹, approximately 132,228 tonnes of waste was produced within Sandwell in 2022/2023. It is assumed that new residents in Sandwell will have an annual waste production of 377kg per person, in line with the England average¹⁰. Sandwell has an average of 2.7 people per dwelling¹¹.
- E.9.1.2 Based on these figures, and assuming new residents will generate waste in line with the current average, it has been calculated that proposals for 1,299 homes or more have potential to increase household waste generation by 1% or more in comparison to the current estimates for Sandwell. Proposals for 130 homes or more are expected to increase household waste generation by 0.1% or more in comparison to current estimates for Sandwell.
- E.9.1.3 A total of 72 sites proposed for residential (including mixed-use) development are identified as having capacity for the development of 129 dwellings or less. The proposed development at these sites will be expected to have a negligible impact on household waste generation in comparison to current levels.
- E.9.1.4 Some 17 sites proposed for residential (including mixed-use) development are identified as having capacity for the development of between 130 and 1,299 dwellings. The proposed development at these sites will be expected to increase household waste generation by more than 0.1% in comparison to current levels. Therefore, the proposed development at these sites could potentially result in a minor negative impact on household waste generation.
- E.9.1.5 The waste likely to be generated as a result of non-residential development is uncertain and therefore the impact of the proposed development at 28 employment sites is uncertain. Furthermore, the nature and design of pitches/plots which could be developed at the GTTS site SG1 is unknown at present. Therefore, potential increases in household

⁹ DEFRA (2024) Local Authority Collected Waste Statistics. Available at: <https://www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results>. [Date accessed: 25/07/24]

¹⁰ DEFRA (2024) Statistics on waste managed by local authorities in England in 2022/23. Available at: <https://www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results/local-authority-collected-waste-management-annual-results-202223#:~:text=In%202022%2C%20total%20waste%20from,decrease%20of%207.9%20per%20cent.> [Date accessed: 25/07/24]

¹¹ People per Dwelling has been calculated using the ONS mid-2021 population estimates (Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>) and dwelling stock (Available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>)

waste generation as a result of the construction and occupation of this site is also uncertain.

E.9.1.6 A total of two sites are identified as reasonable alternatives for residential or employment use. The waste likely to be generated from the proposed development at these sites is therefore uncertain.

Table E.9.1: Sites impact matrix for SA Objective 8 – Waste

Site Reference	Site Use	Potential Increase in Household Waste Generation
SEC3-181	EMP	+/-
SEC4-1	EMP	+/-
SEC3-9	EMP	+/-
SEC3-99	EMP	+/-
SH1	HSG	0
SEC3-113	EMP	+/-
SEC3-46	EMP	+/-
SEC3-175	EMP	+/-
SEC3-36	EMP	+/-
SEC3-29	EMP	+/-
SEC3-148	EMP	+/-
SH2	HSG	0
SEC4-4	EMP	+/-
SEC3-191	EMP	+/-
SEC4-3	EMP	0
SEC3-133	EMP	+/-
SEC3-189	EMP	+/-
SEC3-22	EMP	+/-
SEC3-40	EMP	+/-
SEC1-4	EMP	+/-
SH3	HSG	0
SH4	HSG	0
SH5	HSG	0
SH6	HSG	-
SH7	HSG	0
SH8	HSG	0
SH9	HSG	0
SH62	HSG	0
SH10	HSG	0
SH11	HSG	0
35	HSG	-
36	HSG	0
38	HSG	0
40	HSG	0
42	HSG	0
43	HSG	0
44	HSG	0
45	HSG	0
46	HSG	0
SH13	HSG	0
SH14	HSG	0
SH15	HSG	0
SEC3-79	EMP	+/-
SH16	HSG	-

Site Reference	Site Use	Potential Increase in Household Waste Generation
SH17	HSG	0
SH18	HSG	-
SEC3-193	EMP	+/-
SH19	HSG	0
SH20	HSG	0
SH21	HSG	0
SH22	HSG	0
SH23	HSG	0
63	HSG/EMP	+/-
SH24	HSG	0
SH25	HSG	-
SH26	HSG	0
SH27	HSG	0
SH28	HSG	0
SH29	HSG	0
71	HSG	0
74	HSG/EMP	+/-
SH30	HSG	0
SH31	HSG	0
SH32	HSG	0
SH33	HSG	0
SH34	HSG	-
SH35	HSG	-
SH36	HSG	0
SH37	HSG	-
SEC3-66	EMP	+/-
SH38	HSG	0
SM1	Mixed-use	+/-
SH40	HSG	0
SH41	HSG	-
SH42	HSG	0
SEC1-3	EMP	+/-
110	HSG	0
118	HSG	0
120	HSG	0
132	HSG	0
137	HSG	0
140	HSG	0
142	HSG	0
SH43	HSG	0
SH44	HSG	0
SH47	HSG	0
SM3	Mixed-use	-
SH49	HSG	0
SM4	Mixed-use	0
SH50	HSG	0
SH51	HSG	0
SM5	Mixed-use	0
SM6	Mixed-use	-
SM7	Mixed-use	-
SH52	HSG	0
SM8	Mixed-use	-

Site Reference	Site Use	Potential Increase in Household Waste Generation
SH53	HSG	0
SH54	HSG	0
SH55	HSG	-
SH56	HSG	0
SH57	HSG	0
SH58	HSG	-
SG1	GTTS	+/-
188	HSG	0
189	HSG	0
SH59	HSG	0
191	HSG	0
SH61	HSG	0
SEC1-1	EMP	+/-
SEC1-8	EMP	+/-
SEC1-5	EMP	+/-
SEC1-6	EMP	+/-
SEC1-2	EMP	+/-
SEC1-7	EMP	+/-
SM2	Mixed-use	-
SH45	HSG	0
SH63	HSG	0
SH65	HSG	0
SH64	HSG	0
SH66	HSG	0

E.10 SA Objective 9: Transport and Accessibility

E.10.1 Bus Stop

E.10.1.1 In Sandwell there are many bus routes, which will be expected to generally provide good public transport access, with the exception of some small areas to the east of the borough and pockets in the centre where bus stops are more thinly distributed. The majority of reasonable alternative sites are located within 400m of a bus stop (117 sites in total), and therefore, the proposed development at these sites will be expected to have a minor positive impact on access to sustainable transport options.

E.10.1.2 Three sites (SH18, SH35, and SH36) are located wholly or partially outside of the sustainable distance of 400m from a bus stop providing regular services, and therefore, the proposed development at these sites could potentially have a minor negative impact on site end users' access to sustainable transport.

E.10.2 Railway Station

E.10.2.1 There are several railway stations located within the borough of Sandwell, as well as many metro stations located along the West Midlands Metro line which goes through West Bromwich Central Station. A large proportion of the borough will be expected to have good access to these stations, although small areas in the south west, south east and north east lie outside of a sustainable 2km distance from these stations. The majority of the sites (117 in total) are located within 2km of a railway station, and therefore, the proposed development at these 117 sites will be likely to have a minor positive impact on access to rail services.

E.10.2.2 However, three sites (SH37, SH42, and 120) are located over 2km from a railway station, and therefore, the proposed development at these sites could potentially have a minor negative impact on site end users' access to rail services.

E.10.3 Pedestrian Access

E.10.3.1 Sites with good pedestrian access can be described as those with existing pavements or pathways which are segregated from traffic use in the area, which are generally well distributed throughout Sandwell, due to its built-up nature. The majority of reasonable alternative sites are well connected to the existing footpath networks. Therefore, the proposed development at these 118 sites will be likely to have a minor positive impact on local transport and accessibility, by potentially encouraging travel by foot and reducing requirement for new pedestrian access to be created.

E.10.3.2 However, Sites SEC3-29 and SH2 currently have poor access to the existing footpath network. Therefore, the proposed development at these two sites could potentially have a minor negative impact on local accessibility, and pedestrian access to the wider community would need improvement to be considered a viable transport option.

E.10.4 Road Access

- E.10.4.1 A network of major and minor roads can be found throughout Sandwell, which will be expected to provide good road access in the local area and nationally. The majority of reasonable alternative sites are adjacent to a road, and therefore, the proposed development at these 117 sites will be expected to provide site end users with good access to the existing road network, resulting in a minor positive impact on transport and accessibility.
- E.10.4.2 However, three sites (SEC3-29, SH2 and SEC4-4) are not accessible from the current road network. The proposed development at these three sites could potentially result in a minor negative impact on accessibility as more significant infrastructure improvements would likely be required compared to other sites.

E.10.5 Pedestrian Access to Local Services

- E.10.5.1 Sites with sustainable pedestrian access to local fresh food and services in Sandwell are considered to be those within a 15-minute walking distance. According to accessibility modelling data, a large proportion of the borough meets these criteria, however, there are some sections in the north-east, south-west and centre of the borough where pedestrian access to services is likely to be more restricted. A total of 90 sites are identified to be within a 15-minute walking distance to local services. Of these 90 sites, 61 are located within a 10-minute walking distance and will be expected to have a major positive impact on sustainable access to local services, and the remaining 29 sites are located within a 15-minute walking distance and will be expected to have a minor positive impact on sustainable access to local services.
- E.10.5.2 The remaining 30 sites are located wholly or partially outside of a 15-minute walking distance to these services, and therefore, the proposed development at these sites could potentially have a minor negative impact on the sustainable access of site end users to local services, based on current infrastructure.

E.10.6 Public Transport Access to Local Services

- E.10.6.1 Accessibility modelling data indicates that almost the entirety of the borough has good sustainable transport access to local fresh food and services, within 15 minutes travel time via public transport. The majority of sites (118 in total) are situated within the sustainable travel time via public transport to local services. Of these 118 sites, 102 sites are located within 10 minutes travel time via public transport to local services and will be expected to have a major positive impact on the access of site end users to local services. The remaining 16 sites out of the 118 are within a 15-minute travel time via public transport and will be expected to have a minor positive impact on the access of site end users to local services.
- E.10.6.2 Sites 35 and SEC3-193 are wholly located outside a 15 minute travel time via public transport and are identified to have a minor negative impact on the access of site end users to local services, based on current infrastructure.

Table E.10.1: Sites impact matrix for SA Objective 9 – Transport and accessibility

Site Reference	Site Use	Bus Stop	Railway Station	Pedestrian Access	Road Access	Pedestrian Access to Local Services	Public Transport Access to Local Services
SEC3-181	EMP	+	+	+	+	+	++
SEC4-1	EMP	+	+	+	+	++	++
SEC3-9	EMP	+	+	+	+	++	++
SEC3-99	EMP	+	+	+	+	++	++
SH1	HSG	+	+	+	+	+	++
SEC3-113	EMP	+	+	+	+	+	++
SEC3-46	EMP	+	+	+	+	-	++
SEC3-175	EMP	+	+	+	+	+	++
SEC3-36	EMP	+	+	+	+	++	++
SEC3-29	EMP	+	+	-	-	-	+
SEC3-148	EMP	+	+	+	+	++	++
SH2	HSG	+	+	-	-	++	++
SEC4-4	EMP	+	+	+	-	-	+
SEC3-191	EMP	+	+	+	+	++	++
SEC4-3	EMP	+	+	+	+	++	++
SEC3-133	EMP	+	+	+	+	+	++
SEC3-189	EMP	+	+	+	+	-	+
SEC3-22	EMP	+	+	+	+	++	++
SEC3-40	EMP	+	+	+	+	++	++
SEC1-4	EMP	+	+	+	+	+	++
SH3	HSG	+	+	+	+	++	++
SH4	HSG	+	+	+	+	++	++
SH5	HSG	+	+	+	+	++	++
SH6	HSG	+	+	+	+	+	++
SH7	HSG	+	+	+	+	++	++
SH8	HSG	+	+	+	+	++	++
SH9	HSG	+	+	+	+	+	+
SH62	HSG	+	+	+	+	++	++
SH10	HSG	+	+	+	+	++	++
SH11	HSG	+	+	+	+	+	++
35	HSG	+	+	+	+	-	-
36	HSG	+	+	+	+	++	++
38	HSG	+	+	+	+	++	++
40	HSG	+	+	+	+	++	++
42	HSG	+	+	+	+	++	++
43	HSG	+	+	+	+	++	++
44	HSG	+	+	+	+	++	++
45	HSG	+	+	+	+	-	+
46	HSG	+	+	+	+	++	++
SH13	HSG	+	+	+	+	++	++
SH14	HSG	+	+	+	+	++	++
SH15	HSG	+	+	+	+	++	++
SEC3-79	EMP	+	+	+	+	+	++
SH16	HSG	+	+	+	+	+	++
SH17	HSG	+	+	+	+	-	++

Site Reference	Site Use	Bus Stop	Railway Station	Pedestrian Access	Road Access	Pedestrian Access to Local Services	Public Transport Access to Local Services
SH18	HSG	-	+	+	+	+	++
SEC3-193	EMP	+	+	+	+	-	-
SH19	HSG	+	+	+	+	++	++
SH20	HSG	+	+	+	+	++	++
SH21	HSG	+	+	+	+	-	++
SH22	HSG	+	+	+	+	++	++
SH23	HSG	+	+	+	+	-	++
63	HSG/EMP	+	+	+	+	++	++
SH24	HSG	+	+	+	+	++	++
SH25	HSG	+	+	+	+	++	++
SH26	HSG	+	+	+	+	+	+
SH27	HSG	+	+	+	+	++	++
SH28	HSG	+	+	+	+	++	++
SH29	HSG	+	+	+	+	++	++
71	HSG	+	+	+	+	++	++
74	HSG/EMP	+	+	+	+	++	++
SH30	HSG	+	+	+	+	+	+
SH31	HSG	+	+	+	+	-	++
SH32	HSG	+	+	+	+	++	++
SH33	HSG	+	+	+	+	++	++
SH34	HSG	+	+	+	+	+	++
SH35	HSG	-	+	+	+	-	++
SH36	HSG	-	+	+	+	-	++
SH37	HSG	+	-	+	+	-	+
SEC3-66	EMP	+	+	+	+	-	+
SH38	HSG	+	+	+	+	-	++
SM1	Mixed-use	+	+	+	+	++	++
SH40	HSG	+	+	+	+	++	++
SH41	HSG	+	+	+	+	++	++
SH42	HSG	+	-	+	+	+	++
SEC1-3	EMP	+	+	+	+	+	++
110	HSG	+	+	+	+	+	+
118	HSG	+	+	+	+	-	++
120	HSG	+	-	+	+	+	++
132	HSG	+	+	+	+	++	++
137	HSG	+	+	+	+	+	++
140	HSG	+	+	+	+	-	++
142	HSG	+	+	+	+	+	++
SH43	HSG	+	+	+	+	-	++
SH44	HSG	+	+	+	+	++	++
SH47	HSG	+	+	+	+	++	++
SM3	Mixed-use	+	+	+	+	++	++
SH49	HSG	+	+	+	+	++	++
SM4	Mixed-use	+	+	+	+	++	++
SH50	HSG	+	+	+	+	++	++
SH51	HSG	+	+	+	+	++	++

Site Reference	Site Use	Bus Stop	Railway Station	Pedestrian Access	Road Access	Pedestrian Access to Local Services	Public Transport Access to Local Services
SM5	Mixed-use	+	+	+	+	++	++
SM6	Mixed-use	+	+	+	+	+	++
SM7	Mixed-use	+	+	+	+	++	++
SH52	HSG	+	+	+	+	+	++
SM8	Mixed-use	+	+	+	+	+	++
SH53	HSG	+	+	+	+	-	+
SH54	HSG	+	+	+	+	-	+
SH55	HSG	+	+	+	+	-	+
SH56	HSG	+	+	+	+	-	++
SH57	HSG	+	+	+	+	-	++
SH58	HSG	+	+	+	+	-	+
SG1	GTTS	+	+	+	+	-	++
188	HSG	+	+	+	+	++	++
189	HSG	+	+	+	+	-	++
SH59	HSG	+	+	+	+	+	++
191	HSG	+	+	+	+	+	++
SH61	HSG	+	+	+	+	-	+
SEC1-1	EMP	+	+	+	+	++	++
SEC1-8	EMP	+	+	+	+	++	++
SEC1-5	EMP	+	+	+	+	+	++
SEC1-6	EMP	+	+	+	+	-	+
SEC1-2	EMP	+	+	+	+	+	++
SEC1-7	EMP	+	+	+	+	-	++
SM2	Mixed-use	+	+	+	+	++	++
SH45	HSG	+	+	+	+	++	++
SH63	HSG	+	+	+	+	+	++
SH65	HSG	+	+	+	+	++	++
SH64	HSG	+	+	+	+	++	++
SH66	HSG	+	+	+	+	++	++

E.11 SA Objective 10: Housing

E.11.1 Housing Provision

- E.11.1.1 Residential-led development is likely to result in a net gain in housing. The reasonable alternative sites proposed solely for residential use would therefore be expected to result in positive impacts under this objective.
- E.11.1.2 SMBC have identified 81 reasonable alternative sites for housing use. Of these, 18 sites have been identified as having capacity for 100 or more dwellings. These 18 sites are expected to make a significant contribution towards meeting housing needs if developed, and as such, result in a major positive impact on housing provision. Additionally, 63 housing sites have been identified as having capacity for 99 dwellings or less and are expected to result in a minor positive impact on housing provision.
- E.11.1.3 Eight sites are proposed for mixed-use development, and all include residential capacity. Six of these sites (SM1, SM2, SM3, SM6, SM7 and SM8) have a housing capacity for 100 or more dwellings and are expected to make a significant contribution towards meeting housing needs, as such a major positive impact on housing will be expected. A minor positive impact is identified for mixed-use Sites SM4 and SM5 as both sites have a capacity of 99 dwellings or less.
- E.11.1.4 The 28 employment-led reasonable alternative sites are not expected to result in a net change in housing provision and therefore a negligible impact will be likely.
- E.11.1.5 Two sites are identified as reasonable alternatives for residential or employment use. Therefore, it is uncertain whether these sites would result in a net change in housing provision.
- E.11.1.6 The proposed development of ten pitches for GTTS use at Site SG1 will be likely to result in a minor positive impact on the provision of accommodation for the GTTS community.

Table E.11.1: Sites impact matrix for SA Objective 10 – Housing

Site Reference	Site Use	Housing Provision
SEC3-181	EMP	0
SEC4-1	EMP	0
SEC3-9	EMP	0
SEC3-99	EMP	0
SH1	HSG	+
SEC3-113	EMP	0
SEC3-46	EMP	0
SEC3-175	EMP	0
SEC3-36	EMP	0
SEC3-29	EMP	0
SEC3-148	EMP	0
SH2	HSG	+
SEC4-4	EMP	0
SEC3-191	EMP	0
SEC4-3	EMP	0
SEC3-133	EMP	0
SEC3-189	EMP	0
SEC3-22	EMP	0
SEC3-40	EMP	0
SEC1-4	EMP	0
SH3	HSG	+
SH4	HSG	+
SH5	HSG	+
SH6	HSG	++
SH7	HSG	+
SH8	HSG	+
SH9	HSG	+
SH62	HSG	+
SH10	HSG	+
SH11	HSG	++
35	HSG	++
36	HSG	+
38	HSG	+
40	HSG	+
42	HSG	+
43	HSG	+
44	HSG	+
45	HSG	+
46	HSG	+
SH13	HSG	++
SH14	HSG	+
SH15	HSG	+
SEC3-79	EMP	0
SH16	HSG	++
SH17	HSG	+

Site Reference	Site Use	Housing Provision
SH18	HSG	++
SEC3-193	EMP	0
SH19	HSG	+
SH20	HSG	+
SH21	HSG	++
SH22	HSG	+
SH23	HSG	+
63	HSG/EMP	+/-
SH24	HSG	+
SH25	HSG	++
SH26	HSG	+
SH27	HSG	+
SH28	HSG	+
SH29	HSG	+
71	HSG	+
74	HSG/EMP	+/-
SH30	HSG	+
SH31	HSG	+
SH32	HSG	+
SH33	HSG	+
SH34	HSG	++
SH35	HSG	++
SH36	HSG	+
SH37	HSG	++
SEC3-66	EMP	0
SH38	HSG	+
SM1	Mixed-use	++
SH40	HSG	+
SH41	HSG	++
SH42	HSG	+
SEC1-3	EMP	0
110	HSG	+
118	HSG	+
120	HSG	++
132	HSG	++
137	HSG	+
140	HSG	+
142	HSG	+
SH43	HSG	+
SH44	HSG	+
SH47	HSG	+
SM3	Mixed-use	++
SH49	HSG	+
SM4	Mixed-use	+
SH50	HSG	++
SH51	HSG	+

Site Reference	Site Use	Housing Provision
SM5	Mixed-use	+
SM6	Mixed-use	++
SM7	Mixed-use	++
SH52	HSG	+
SM8	Mixed-use	++
SH53	HSG	+
SH54	HSG	++
SH55	HSG	++
SH56	HSG	+
SH57	HSG	+
SH58	HSG	++
SG1	GTTS	+
188	HSG	+
189	HSG	+
SH59	HSG	+
191	HSG	+
SH61	HSG	+
SEC1-1	EMP	0
SEC1-8	EMP	0
SEC1-5	EMP	0
SEC1-6	EMP	0
SEC1-2	EMP	0
SEC1-7	EMP	0
SM2	Mixed-use	++
SH45	HSG	+
SH63	HSG	+
SH65	HSG	+
SH64	HSG	+
SH66	HSG	+

E.12 SA Objective 11: Equality

E.12.1 Index of Multiple Deprivation

- E.12.1.1 The Index of Multiple Deprivation (IMD) measures the relative levels of deprivation in 32,844 Lower Super Output Areas (LSOAs) in England¹². Out of 317 local authorities in England, Sandwell is ranked as the 12th most deprived¹³. Overall deprivation is relatively high across the Black Country, with 36 of the LSOAs in Sandwell ranked among the 10% most deprived in England. Deprivation levels within the borough of Sandwell varies from area to area, with the 36 most deprived LSOAs found throughout the borough, and in particular clustered within the south eastern and north western parts of the borough.
- E.12.1.2 Some 44 sites are located wholly or partially within the 10% most deprived LSOAs, and therefore development at these sites could potentially have a minor negative impact on equality by exacerbating existing social pressures faced by current residents and place increased pressure on local services. The remaining 76 sites are located outside of the most deprived 10% LSOAs, and therefore, the proposed development at these sites may have a negligible impact on equality.
- E.12.1.3 It should be noted that there is a degree of uncertainty with regard to the impacts of each site on equality, which will be dependent on site-specific circumstances that are unknown at the time of writing.

¹² Ministry of Housing, Communities and Local Government (2019) English indices of deprivation 2019. Available at: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019> [Date accessed: 08/08/24]

¹³ Active Black Country (2023) Indices of Multiple Deprivation, 2019. Available at: <https://www.activeblackcountry.co.uk/insight-hub/data/communities/indices-of-multiple-deprivation-2019/> [Date accessed: 08/08/24]

Table E.12.1: Sites impact matrix for SA Objective 11 – Equality

Site Reference	Site Use	IMD 10% Most Deprived
SEC3-181	EMP	0
SEC4-1	EMP	-
SEC3-9	EMP	-
SEC3-99	EMP	0
SH1	HSG	0
SEC3-113	EMP	-
SEC3-46	EMP	0
SEC3-175	EMP	0
SEC3-36	EMP	0
SEC3-29	EMP	0
SEC3-148	EMP	0
SH2	HSG	-
SEC4-4	EMP	-
SEC3-191	EMP	-
SEC4-3	EMP	-
SEC3-133	EMP	-
SEC3-189	EMP	0
SEC3-22	EMP	0
SEC3-40	EMP	-
SEC1-4	EMP	0
SH3	HSG	0
SH4	HSG	0
SH5	HSG	-
SH6	HSG	-
SH7	HSG	0
SH8	HSG	0
SH9	HSG	-
SH62	HSG	-
SH10	HSG	-
SH11	HSG	0
35	HSG	0
36	HSG	-
38	HSG	-
40	HSG	0
42	HSG	0
43	HSG	0
44	HSG	0
45	HSG	0
46	HSG	0
SH13	HSG	0
SH14	HSG	-
SH15	HSG	0
SEC3-79	EMP	0
SH16	HSG	0
SH17	HSG	0
SH18	HSG	0
SEC3-193	EMP	-

Site Reference	Site Use	IMD 10% Most Deprived
SH19	HSG	0
SH20	HSG	0
SH21	HSG	0
SH22	HSG	0
SH23	HSG	-
63	HSG/EMP	0
SH24	HSG	0
SH25	HSG	-
SH26	HSG	0
SH27	HSG	0
SH28	HSG	0
SH29	HSG	-
71	HSG	0
74	HSG/EMP	0
SH30	HSG	0
SH31	HSG	0
SH32	HSG	0
SH33	HSG	-
SH34	HSG	0
SH35	HSG	0
SH36	HSG	0
SH37	HSG	0
SEC3-66	EMP	-
SH38	HSG	0
SM1	Mixed-use	-
SH40	HSG	0
SH41	HSG	-
SH42	HSG	0
SEC1-3	EMP	-
110	HSG	0
118	HSG	-
120	HSG	0
132	HSG	-
137	HSG	0
140	HSG	0
142	HSG	0
SH43	HSG	0
SH44	HSG	-
SH47	HSG	0
SM3	Mixed-use	0
SH49	HSG	0
SM4	Mixed-use	0
SH50	HSG	0
SH51	HSG	0
SM5	Mixed-use	0
SM6	Mixed-use	-
SM7	Mixed-use	-
SH52	HSG	-

Site Reference	Site Use	IMD 10% Most Deprived
SM8	Mixed-use	-
SH53	HSG	-
SH54	HSG	-
SH55	HSG	-
SH56	HSG	-
SH57	HSG	-
SH58	HSG	-
SG1	GTTS	0
188	HSG	-
189	HSG	0
SH59	HSG	0
191	HSG	-
SH61	HSG	-
SEC1-1	EMP	-
SEC1-8	EMP	0
SEC1-5	EMP	0
SEC1-6	EMP	0
SEC1-2	EMP	0
SEC1-7	EMP	0
SM2	Mixed-use	0
SH45	HSG	0
SH63	HSG	0
SH65	HSG	0
SH64	HSG	-
SH66	HSG	0

E.13 SA Objective 12: Health

E.13.1 NHS Hospital with Accident & Emergency Department

E.13.1.1 Currently Sandwell General Hospital is the only NHS Hospital with an Accident & Emergency department within the borough itself, although there are other nearby hospitals such as Manor Hospital in Walsall to the north, and the new Midland Metropolitan Hospital scheduled to open in 2024 within Sandwell Borough, which will also provide these services. The majority of the reasonable alternative sites are located within 5km of one or more of these hospitals (108 sites in total). Therefore, the proposed development at these sites could potentially have a minor positive impact on access to emergency healthcare due being within a sustainable distance to the services.

E.13.1.2 The remaining 12 sites are located wholly over 5km from a hospital, and therefore, the proposed development at these sites could potentially have a minor negative impact on access to emergency healthcare.

E.13.2 Pedestrian Access to GP Surgery

E.13.2.1 There are 73 GP Surgeries distributed within Sandwell, serving the existing local communities, particularly clustered within the south east and north west of the borough. Accessibility modelling data has been provided to Lepus by SMBC, mapping the location of GP surgeries and areas within a sustainable travel time to these facilities for pedestrians. A large proportion of the built-up areas are located within a 15-minute walk to a GP surgery; however, the modelling data indicates that some areas in the north east and centre of Sandwell are likely to have more restricted access for pedestrians.

E.13.2.2 The majority of reasonable alternative sites (108) in Sandwell are located within a 15-minute walking distance to a GP surgery. Of the 108 sites, 73 of these are located within a 10-minute walking distance to a GP surgery and will be expected to have a major positive impact on access to healthcare. The remaining 35 sites of the 112 are located within a 15-minute walking distance to a GP surgery and will be expected to have a minor positive impact on access to healthcare.

E.13.2.3 Some 12 sites are located wholly or partially outside of this sustainable travel time. Therefore, the proposed development at these sites could potentially have a minor negative impact on pedestrian access to healthcare, based on existing infrastructure.

E.13.3 Public Transport Access to GP Surgery

E.13.3.1 Good and sustainable public transport access to a local GP surgery is identified to be within a 15-minute journey. According to accessibility modelling data, this travel time to healthcare is likely to be achieved across the majority of Sandwell, with the exception of small pockets in the east and west.

E.13.3.2 The majority of sites within Sandwell are all situated in areas within this 15-minute time frame, with the exception of Sites SEC3-22 and SH19, where Site SEC3-22 is wholly located outside this travel time and the majority of Site SH19 is located partially outside this travel

time. These two sites could potentially have a minor negative impact on sustainable access to healthcare, based on current infrastructure.

- E.13.3.3 Of the 118 sites that are within the sustainable travel time, 102 are located within a 10-minute journey and are expected to have a major positive impact on sustainable access to healthcare, while the remaining 16 sites are within a 15-minute journey and will be expected to have a minor positive impact on sustainable access to healthcare.

E.13.4 Access to Greenspace

- E.13.4.1 Greenspaces are distributed throughout the borough, including parks, allotments, playing fields and Sandwell Valley Country Park located in the north east of the borough. All of the reasonable alternative sites are located within 600m of one or more greenspaces. Therefore, a minor positive impact will be expected at these 120 sites, as the proposed development will be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

E.13.5 Net Loss of Greenspace

- E.13.5.1 A total of nine reasonable alternative sites coincide wholly or partially with publicly accessible greenspaces according to OS Open Greenspace data and data provided by SMBC, including Sites SH9 and SH18 which both coincide with playing fields. The proposed development at these nine sites could potentially result in the net loss of greenspace, and therefore, have a minor negative impact on the provision of greenspace across the Plan area.

E.13.6 Public Right of Way / Cycle Path

- E.13.6.1 A total of 104 sites in Sandwell are located within 600m of the PRoW and/or cycle network. The proposed development at these sites will be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents. However, the remaining 16 sites are located wholly or partially over 600m from the PRoW and cycle network; therefore, the proposed development at these sites could potentially have a minor negative impact on pedestrian and cycle access.

Table E.13.1: Sites impact matrix for SA Objective 12 – Health

Site Reference	Site Use	NHS Hospital with A&E Department	Pedestrian Access to GP Surgery	Public Transport Access to GP Surgery	Access to Greenspace	Net Loss of Greenspace	PRoW/ Cycle Path
SEC3-181	EMP	+	++	++	+	0	+
SEC4-1	EMP	-	+	++	+	0	+
SEC3-9	EMP	+	+	++	+	0	+
SEC3-99	EMP	+	++	++	+	0	+
SH1	HSG	-	-	+	+	0	+
SEC3-113	EMP	+	+	++	+	0	+
SEC3-46	EMP	-	+	++	+	0	+
SEC3-175	EMP	+	++	++	+	0	+
SEC3-36	EMP	+	++	++	+	0	+
SEC3-29	EMP	+	+	+	+	0	+
SEC3-148	EMP	+	++	++	+	0	+
SH2	HSG	+	+	++	+	0	+
SEC4-4	EMP	+	+	++	+	0	-
SEC3-191	EMP	+	+	++	+	0	+
SEC4-3	EMP	+	+	++	+	0	+
SEC3-133	EMP	-	-	++	+	0	+
SEC3-189	EMP	-	+	++	+	0	+
SEC3-22	EMP	+	+	-	+	0	+
SEC3-40	EMP	+	++	++	+	0	+
SEC1-4	EMP	+	+	++	+	0	+
SH3	HSG	+	+	++	+	0	+
SH4	HSG	+	++	++	+	0	+
SH5	HSG	+	++	++	+	0	+
SH6	HSG	+	++	++	+	0	+
SH7	HSG	+	++	++	+	0	+
SH8	HSG	+	++	++	+	0	+
SH9	HSG	+	+	++	+	-	+
SH62	HSG	+	++	++	+	0	+
SH10	HSG	+	++	++	+	0	+
SH11	HSG	+	++	++	+	0	+
35	HSG	+	++	++	+	0	+
36	HSG	+	++	++	+	0	+
38	HSG	+	++	++	+	0	+
40	HSG	+	++	++	+	0	+
42	HSG	+	++	++	+	0	+
43	HSG	+	++	++	+	0	+
44	HSG	+	++	++	+	0	-
45	HSG	+	++	++	+	0	+
46	HSG	+	++	++	+	0	+
SH13	HSG	+	++	++	+	0	+
SH14	HSG	+	+	++	+	0	+
SH15	HSG	+	++	++	+	0	+

Site Reference	Site Use	NHS Hospital with A&E Department	Pedestrian Access to GP Surgery	Public Transport Access to GP Surgery	Access to Greenspace	Net Loss of Greenspace	PRow/ Cycle Path
SEC3-79	EMP	-	++	++	+	0	+
SH16	HSG	+	++	++	+	0	+
SH17	HSG	-	+	++	+	0	+
SH18	HSG	+	-	+	+	-	+
SEC3-193	EMP	+	+	++	+	0	-
SH19	HSG	+	++	-	+	0	+
SH20	HSG	+	++	++	+	0	+
SH21	HSG	+	-	+	+	0	+
SH22	HSG	+	++	++	+	0	-
SH23	HSG	+	++	++	+	0	+
63	HSG/EMP	+	++	++	+	0	+
SH24	HSG	+	++	++	+	0	+
SH25	HSG	-	-	++	+	0	+
SH26	HSG	+	-	+	+	0	+
SH27	HSG	+	++	++	+	0	+
SH28	HSG	+	++	++	+	0	+
SH29	HSG	+	+	+	+	0	+
71	HSG	+	+	++	+	0	+
74	HSG/EMP	+	++	++	+	0	+
SH30	HSG	+	++	++	+	0	+
SH31	HSG	+	-	+	+	0	+
SH32	HSG	+	++	++	+	0	+
SH33	HSG	+	++	++	+	0	+
SH34	HSG	+	+	++	+	-	+
SH35	HSG	+	-	+	+	0	+
SH36	HSG	+	-	+	+	0	+
SH37	HSG	+	+	++	+	-	+
SEC3-66	EMP	+	+	+	+	0	-
SH38	HSG	+	-	+	+	0	+
SM1	Mixed-use	+	+	++	+	0	+
SH40	HSG	+	++	++	+	-	-
SH41	HSG	+	++	++	+	0	+
SH42	HSG	+	+	+	+	0	+
SEC1-3	EMP	+	+	+	+	0	+
110	HSG	+	+	+	+	0	+
118	HSG	+	++	++	+	0	+
120	HSG	+	++	++	+	0	+
132	HSG	+	++	++	+	0	+
137	HSG	+	+	++	+	0	+
140	HSG	-	++	++	+	0	-
142	HSG	-	+	++	+	0	+
SH43	HSG	+	++	++	+	0	+
SH44	HSG	+	+	++	+	0	+
SH47	HSG	+	++	++	+	0	+

Site Reference	Site Use	NHS Hospital with A&E Department	Pedestrian Access to GP Surgery	Public Transport Access to GP Surgery	Access to Greenspace	Net Loss of Greenspace	PRow/ Cycle Path
SM3	Mixed-use	+	++	++	+	0	+
SH49	HSG	+	++	++	+	0	+
SM4	Mixed-use	+	++	++	+	0	+
SH50	HSG	+	++	++	+	0	+
SH51	HSG	+	++	++	+	-	+
SM5	Mixed-use	+	++	++	+	0	+
SM6	Mixed-use	+	++	++	+	0	+
SM7	Mixed-use	+	++	++	+	0	+
SH52	HSG	+	++	++	+	0	+
SM8	Mixed-use	+	++	++	+	0	+
SH53	HSG	+	++	+	+	0	-
SH54	HSG	+	+	++	+	0	-
SH55	HSG	+	++	++	+	0	-
SH56	HSG	+	++	++	+	0	-
SH57	HSG	+	++	++	+	0	-
SH58	HSG	+	++	++	+	0	-
SG1	GTTS	-	++	++	+	0	+
188	HSG	+	++	++	+	0	+
189	HSG	-	++	++	+	-	+
SH59	HSG	+	+	++	+	-	+
191	HSG	+	++	++	+	0	-
SH61	HSG	+	+	+	+	0	-
SEC1-1	EMP	+	++	++	+	0	+
SEC1-8	EMP	+	++	++	+	0	+
SEC1-5	EMP	+	+	++	+	0	+
SEC1-6	EMP	+	+	++	+	0	+
SEC1-2	EMP	+	+	++	+	0	+
SEC1-7	EMP	+	-	++	+	0	+
SM2	Mixed-use	+	++	++	+	-	+
SH45	HSG	+	++	++	+	0	+
SH63	HSG	+	-	++	+	0	+
SH65	HSG	+	++	++	+	0	+
SH64	HSG	+	++	++	+	0	-
SH66	HSG	+	++	++	+	0	+

E.14 SA Objective 13: Economy

E.14.1 Employment Floorspace Provision

- E.14.1.1 Employment floorspace provision has been assessed with consideration of current land use and the proposed development at each site.
- E.14.1.2 There are 28 sites proposed solely for employment use in Sandwell. Nine of these sites currently comprise (either wholly or the majority of the site) areas of undeveloped or vacant land; therefore, the proposed development at these sites is expected to result in a significant net gain in employment floorspace and have a major positive impact on providing local employment opportunities. The remaining 19 sites proposed for employment use currently coincide with employment areas or existing businesses, including Site SEC1-7 which currently coincides with 'BHM Motorhome Hire Depot' and Site SEC3-79 which coincides with several businesses including 'Aspen Concepts', 'Totally Modular' and 'Kee Safety'. It is uncertain whether the proposed development at these 19 sites will result in a net change in employment floorspace.
- E.14.1.3 Eight reasonable alternative sites are proposed for mixed-use, including Site SM2. Site SM2 is located on greenfield land and is expected to result in a significant net gain in employment floorspace, leading to a major positive impact on providing local employment opportunities. The seven remaining sites proposed for mixed-use development (SM1, SM3, SM4, SM5, SM6, SM7 and SM8) comprise existing employment land. The potential net change in employment floorspace is unknown and therefore it is uncertain whether these seven sites will affect employment opportunities.
- E.14.1.4 A total of 49 sites proposed solely for residential use coincide with existing employment areas, and therefore, development at these sites could potentially result in a net loss of employment floorspace. The proposed development at 40 of these sites could potentially have a minor negative impact on employment floorspace provision due to the possible loss of small areas of employment land or small businesses, whereas the proposed development at nine of these sites (including SH41 which coincides with multiple industrial employers) could potentially have a major negative impact due to the possible loss of a large area of employment land.
- E.14.1.5 Two sites are identified as reasonable alternatives for residential or employment use. The potential net change in employment floorspace is unknown and therefore it is uncertain whether these sites will be likely to have an impact on the provision of employment opportunities.
- E.14.1.6 The remaining 33 sites proposed solely for residential development and the single GTTS site, are located on previously undeveloped land or vacant land and will not be expected to result in a net change in employment floorspace; therefore, the proposed development at these sites is likely to have a negligible impact on the provision of employment opportunities.

E.14.2 Pedestrian Access to Employment Opportunities

- E.14.2.1 There are many employment opportunities currently within Sandwell, with 254 key employment locations identified. Most existing employment land is concentrated in the centre of the borough and close to the strategic road network. Accessibility modelling data has been provided to Lepus by SMBC, mapping key employment locations and areas within a sustainable travel time. According to the modelling data, almost the entirety of the borough is within a 30-minute walk to an employment location, however, a small area in the north east is likely to have more restricted access for pedestrians.
- E.14.2.2 A total of 92 reasonable alternative sites have potential to deliver housing in Sandwell, the majority of which (91 sites) are expected to have a positive impact on pedestrian access to employment due to being within this sustainable travel time to employment opportunities. Of the 91 sites within this travel time, 90 sites are located within a 20-minute walk to an employment location and could potentially have a major positive impact on pedestrian access to employment. The remaining one site (Site 120) will be expected to have a minor positive impact on pedestrian access to employment as it is within a 30-minute walk to an employment location.
- E.14.2.3 However, the majority of Site SH43 is located outside of this sustainable travel time. Therefore, the proposed development at this site could potentially have a minor negative impact on pedestrian access to employment opportunities, based on current infrastructure.

E.14.3 Public Transport Access to Employment Opportunities

- E.14.3.1 Accessibility modelling data indicates that the majority of the borough is located within a sustainable travel time via public transport to employment opportunities, identified as being within a 30-minute journey. All of the 92 reasonable alternative sites with potential to deliver residential development will be expected to have a positive impact on sustainable access to employment opportunities. A total of 89 sites are located within a 20-minute travel time via public transport, which will be expected to have a major positive impact on sustainable access to employment opportunities. A total of three sites including SH43, SH56 and SH57 are located within a 30-minute travel time via public transport and will be expected to have a minor positive impact on sustainable access to employment opportunities.

Table E.14.1: Sites impact matrix for SA Objective 13 – Economy

Site Reference	Site Use	Employment Floorspace Provision	Pedestrian Access to Employment Opportunities	Public Transport Access to Employment Opportunities
SEC3-181	EMP	+/-	0	0
SEC4-1	EMP	+/-	0	0
SEC3-9	EMP	+/-	0	0
SEC3-99	EMP	+/-	0	0
SH1	HSG	0	++	++
SEC3-113	EMP	+/-	0	0
SEC3-46	EMP	+/-	0	0
SEC3-175	EMP	+/-	0	0
SEC3-36	EMP	+/-	0	0
SEC3-29	EMP	++	0	0
SEC3-148	EMP	+/-	0	0
SH2	HSG	0	++	++
SEC4-4	EMP	+/-	0	0
SEC3-191	EMP	+/-	0	0
SEC4-3	EMP	+/-	0	0
SEC3-133	EMP	+/-	0	0
SEC3-189	EMP	+/-	0	0
SEC3-22	EMP	+/-	++	++
SEC3-40	EMP	+/-	0	0
SEC1-4	EMP	++	0	0
SH3	HSG	-	++	++
SH4	HSG	-	++	++
SH5	HSG	-	++	++
SH6	HSG	--	++	++
SH7	HSG	0	++	++
SH8	HSG	-	++	++
SH9	HSG	0	++	++
SH62	HSG	0	++	++
SH10	HSG	0	++	++
SH11	HSG	-	++	++
35	HSG	-	++	++
36	HSG	-	++	++
38	HSG	0	++	++
40	HSG	-	++	++
42	HSG	+/-	++	++
43	HSG	0	++	++
44	HSG	0	++	++
45	HSG	-	++	++
46	HSG	-	++	++
SH13	HSG	-	++	++
SH14	HSG	--	++	++
SH15	HSG	-	++	++
SEC3-79	EMP	+/-	0	0
SH16	HSG	--	++	++
SH17	HSG	-	++	++

Site Reference	Site Use	Employment Floorspace Provision	Pedestrian Access to Employment Opportunities	Public Transport Access to Employment Opportunities
SH18	HSG	0	++	++
SEC3-193	EMP	++	++	++
SH19	HSG	-	++	++
SH20	HSG	-	++	++
SH21	HSG	--	++	++
SH22	HSG	-	++	++
SH23	HSG	-	++	++
63	HSG/EMP	+/-	++	++
SH24	HSG	-	++	++
SH25	HSG	--	++	++
SH26	HSG	-	++	++
SH27	HSG	-	++	++
SH28	HSG	-	++	++
SH29	HSG	-	++	++
71	HSG	-	++	++
74	HSG/EMP	+/-	++	++
SH30	HSG	-	++	++
SH31	HSG	-	++	++
SH32	HSG	-	++	++
SH33	HSG	-	++	++
SH34	HSG	0	++	++
SH35	HSG	0	++	++
SH36	HSG	0	++	++
SH37	HSG	0	++	++
SEC3-66	EMP	+/-	0	0
SH38	HSG	-	++	++
SM1	Mixed-use	+/-	++	++
SH40	HSG	-	++	++
SH41	HSG	--	++	++
SH42	HSG	0	++	++
SEC1-3	EMP	++	0	0
110	HSG	0	++	++
118	HSG	0	++	++
120	HSG	0	+	++
132	HSG	0	++	++
137	HSG	0	++	++
140	HSG	0	++	++
142	HSG	0	++	++
SH43	HSG	0	-	+
SH44	HSG	0	++	++
SH47	HSG	0	++	++
SM3	Mixed-use	+/-	++	++
SH49	HSG	0	++	++
SM4	Mixed-use	+/-	++	++
SH50	HSG	-	++	++
SH51	HSG	0	++	++
SM5	Mixed-use	+/-	++	++

Site Reference	Site Use	Employment Floorspace Provision	Pedestrian Access to Employment Opportunities	Public Transport Access to Employment Opportunities
SM6	Mixed-use	+/-	++	++
SM7	Mixed-use	+/-	++	++
SH52	HSG	-	++	++
SM8	Mixed-use	+/-	++	++
SH53	HSG	-	++	++
SH54	HSG	-	++	++
SH55	HSG	--	++	++
SH56	HSG	-	++	+
SH57	HSG	--	++	+
SH58	HSG	--	++	++
SG1	GTTS	0	++	++
188	HSG	0	++	++
189	HSG	0	++	++
SH59	HSG	0	++	++
191	HSG	0	++	++
SH61	HSG	-	++	++
SEC1-1	EMP	+/-	0	0
SEC1-8	EMP	++	0	0
SEC1-5	EMP	++	0	0
SEC1-6	EMP	++	0	0
SEC1-2	EMP	++	0	0
SEC1-7	EMP	+/-	0	0
SM2	Mixed-use	++	++	++
SH45	HSG	0	++	++
SH63	HSG	-	++	++
SH65	HSG	-	++	++
SH64	HSG	-	++	++
SH66	HSG	-	++	++

E.15 SA Objective 14: Education, Skills and Training

E.15.1 Pedestrian Access to Primary School

E.15.1.1 There are 98 primary schools distributed throughout Sandwell. Accessibility modelling data has been provided to Lepus by SMBC, mapping the location of primary schools and areas within a sustainable travel time to these schools. The majority of borough is located within a 15-minute walk to a primary school, however, some areas are likely to have more restricted access, such as along the M5 corridor in the east.

E.15.1.2 The majority of the 92 reasonable alternative with potential for housing are situated within a 15-minute walking distance to a primary school (91 sites). Of these 91 sites, 58 sites are within a 10-minute walking distance to primary school, and therefore, the proposed development will be likely to have a major positive impact on pedestrian access to primary schools. The remaining 33 sites are within a 15-minute walking distance to a primary school, where the proposed development will be likely to have a minor positive impact on pedestrian access to primary schools.

E.15.1.3 However, Site SH17 is located outside of a 15-minute walk to a primary school, and therefore, the proposed development at this site could potentially have a minor negative impact on access to primary schools due to the likely increased reliance on less sustainable travel methods.

E.15.2 Pedestrian Access to Secondary School

E.15.2.1 Accessibility modelling data has been provided to Lepus by SMBC, mapping the location of secondary schools and areas within a sustainable travel time to these schools. There are 20 secondary schools within Sandwell which are fairly evenly distributed across the borough, serving communities within the existing built-up areas but providing more limited access for areas which currently contain less dense development, particularly in the Green Belt to the north east.

E.15.2.2 Of the 92 reasonable alternative sites which include housing development, the majority (80) are located within a 25-minute walk to a secondary school. Therefore, the proposed development at these 80 sites will be expected to have a positive impact on sustainable access to education, as development at these locations will be likely to encourage pedestrian access to secondary schools. Of the 80 sites, 64 sites are located within a 20-minute walk to a secondary school and are expected to have a major positive impact on sustainable access to education. The remaining 16 sites are located within a 25-minute walk to a secondary school and will be expected to have a minor positive impact on sustainable access to education.

E.15.2.3 However, 12 residential sites are situated in the areas of the borough outside of a 25-minute walk to a secondary school, and as such, the proposed development at these sites could potentially have a minor negative impact on sustainable access to education.

E.15.3 Public Transport Access to Secondary School

- E.15.3.1 Existing public transport access to secondary schools within Sandwell is widespread, according to accessibility modelling data, and is likely to provide local residents with good access to schools in the local and wider area. The data indicates only localised pockets of the borough where public transport access to secondary schools is more limited.
- E.15.3.2 The majority of the 92 reasonable alternative housing sites in Sandwell are located within a 25-minute public transport journey to a secondary school (87 sites), and therefore, the proposed development at these 87 sites will be expected to have a positive impact on sustainable access to education, based on current infrastructure. Of the 87 sites, 82 are located within a 20-minute public transport journey to a secondary school, and therefore will be expected to have a major positive impact on sustainable access to education. The remaining five sites are located within a 25-minute public transport journey to a secondary school, and therefore, will be expected to have a minor positive impact on sustainable access to education.
- E.15.3.3 Five of the proposed housing sites (SH8, SH14, SH28, SH35 and SH36) are located wholly or partially outside of this sustainable travel time to a secondary school, and therefore, the proposed development at these sites could potentially have a minor negative impact on new residents' access to education, based on current infrastructure.

Table E.15.1: Sites impact matrix for SA Objective 14 – Education, skills and training

Site Reference	Site Use	Pedestrian Access to Primary School	Pedestrian Access to Secondary School	Public Transport Access to Secondary School
SEC3-181	EMP	0	0	0
SEC4-1	EMP	0	0	0
SEC3-9	EMP	0	0	0
SEC3-99	EMP	0	0	0
SH1	HSG	+	-	++
SEC3-113	EMP	0	0	0
SEC3-46	EMP	0	0	0
SEC3-175	EMP	0	0	0
SEC3-36	EMP	0	0	0
SEC3-29	EMP	0	0	0
SEC3-148	EMP	0	0	0
SH2	HSG	+	++	++
SEC4-4	EMP	0	0	0
SEC3-191	EMP	0	0	0
SEC4-3	EMP	0	0	0
SEC3-133	EMP	0	0	0
SEC3-189	EMP	0	0	0
SEC3-22	EMP	0	0	0
SEC3-40	EMP	0	0	0
SEC1-4	EMP	0	0	0
SH3	HSG	++	++	++
SH4	HSG	+	-	++
SH5	HSG	++	++	++
SH6	HSG	++	++	++
SH7	HSG	+	-	++
SH8	HSG	++	++	-
SH9	HSG	+	+	++
SH62	HSG	++	++	++
SH10	HSG	+	+	++
SH11	HSG	++	+	++
35	HSG	+	++	++
36	HSG	++	+	++
38	HSG	++	++	++
40	HSG	++	++	++
42	HSG	+	++	++
43	HSG	+	-	++
44	HSG	+	++	++
45	HSG	+	++	++
46	HSG	++	++	++
SH13	HSG	+	-	++
SH14	HSG	++	++	-
SH15	HSG	++	-	++
SEC3-79	EMP	0	0	0
SH16	HSG	+	-	++
SH17	HSG	-	++	++
SH18	HSG	++	-	++

Site Reference	Site Use	Pedestrian Access to Primary School	Pedestrian Access to Secondary School	Public Transport Access to Secondary School
SEC3-193	EMP	0	0	0
SH19	HSG	++	++	++
SH20	HSG	++	++	++
SH21	HSG	+	++	++
SH22	HSG	++	++	++
SH23	HSG	++	+	++
63	HSG/EMP	++	+	++
SH24	HSG	+	+	++
SH25	HSG	++	+	++
SH26	HSG	+	++	++
SH27	HSG	+	++	++
SH28	HSG	++	++	-
SH29	HSG	++	++	++
71	HSG	++	++	+
74	HSG/EMP	+	++	++
SH30	HSG	++	++	++
SH31	HSG	+	++	++
SH32	HSG	++	++	++
SH33	HSG	++	++	+
SH34	HSG	++	++	++
SH35	HSG	+	+	-
SH36	HSG	+	++	-
SH37	HSG	++	++	++
SEC3-66	EMP	0	0	0
SH38	HSG	++	++	++
SM1	Mixed-use	+	++	++
SH40	HSG	++	++	++
SH41	HSG	++	++	++
SH42	HSG	++	++	++
SEC1-3	EMP	0	0	0
110	HSG	+	-	++
118	HSG	++	++	++
120	HSG	++	+	++
132	HSG	++	++	++
137	HSG	+	++	++
140	HSG	++	-	+
142	HSG	+	++	++
SH43	HSG	++	+	++
SH44	HSG	++	-	++
SH47	HSG	++	++	++
SM3	Mixed-use	+	++	++
SH49	HSG	+	++	++
SM4	Mixed-use	+	++	++
SH50	HSG	++	++	++
SH51	HSG	++	++	++
SM5	Mixed-use	++	++	++
SM6	Mixed-use	++	+	++

Site Reference	Site Use	Pedestrian Access to Primary School	Pedestrian Access to Secondary School	Public Transport Access to Secondary School
SM7	Mixed-use	++	+	++
SH52	HSG	++	+	++
SM8	Mixed-use	++	++	++
SH53	HSG	++	++	++
SH54	HSG	+	++	++
SH55	HSG	++	++	++
SH56	HSG	++	++	++
SH57	HSG	++	++	++
SH58	HSG	++	++	++
SG1	GTTS	+	+	++
188	HSG	++	++	+
189	HSG	+	++	++
SH59	HSG	++	++	+
191	HSG	++	++	++
SH61	HSG	+	++	++
SEC1-1	EMP	0	0	0
SEC1-8	EMP	0	0	0
SEC1-5	EMP	0	0	0
SEC1-6	EMP	0	0	0
SEC1-2	EMP	0	0	0
SEC1-7	EMP	0	0	0
SM2	Mixed-use	+	-	++
SH45	HSG	++	++	++
SH63	HSG	++	++	++
SH65	HSG	++	++	++
SH64	HSG	++	++	++
SH66	HSG	++	++	++

Appendix F: Policy Assessments

Appendix F Contents

F.1	Overview	F1
F.1.1	Introduction	F1
F.1.2	Overview of policy assessments	F2
F.2	Vision and Objectives	F5
F.2.1	Sandwell Local Plan Vision	F5
F.2.2	Sandwell Local Plan Objectives.....	F8
F.3	Framework Policies	F14
F.3.1	Policy SDS1 – Spatial Strategy for Sandwell.....	F14
F.3.2	Policy SDS2 – Increasing efficiency and resilience.....	F16
F.3.3	Policy SDS3 – Regeneration in Sandwell.....	F18
F.3.4	Policy SDS4 – Towns and local areas	F21
F.3.5	Policy SDS5 – Achieving well-designed places.....	F22
F.3.6	Policy SDS6 – Cultural facilities and the visitor economy	F24
F.3.7	Policy SDS7 – Sandwell’s Green Belt	F27
F.3.8	Policy SDS8 – Green and blue infrastructure in Sandwell	F28
F.4	Sandwell’s Natural and Historic Environment	F31
F.4.1	Policy SNE1 – Nature conservation	F31
F.4.2	Policy SNE2 – Protection and enhancement of wildlife habitats	F32
F.4.3	Policy SNE3 – Provision, retention and protection of trees, woodlands and hedgerows.....	F36
F.4.4	Policy SNE4 – Geodiversity and the Black Country UNESCO Global Geopark	F40
F.4.5	Policy SNE5 – The Rowley Hills	F41
F.4.6	Policy SNE6 – Canals.....	F43
F.4.7	Policy SHE1 – Listed buildings and conservation areas	F45
F.4.8	Policy SHE2 – Development in the historic environment	F47
F.4.9	Policy SHE3 – Locally listed buildings	F49
F.4.10	Policy SHE4 – Archaeology.....	F49
F.5	Climate Change	F51
F.5.1	Policy SCC1 – Energy infrastructure.....	F51
F.5.2	Policy SCC2 – Reducing operational carbon in new build non-residential development	F55
F.5.3	Policy SCC3 – Climate-adapted design and construction	F58
F.5.4	Policy SCC4 – Embodied carbon and waste	F61
F.5.5	Policy SCC5 – Flood risk	F62
F.5.6	Policy SCC6 – Sustainable drainage	F65
F.6	Health and Wellbeing in Sandwell	F68
F.6.1	Policy SHW1 – Health Impact Assessments	F68
F.6.2	Policy SHW2 – Healthcare infrastructure	F69
F.6.3	Policy SHW3 – Air quality.....	F71
F.6.4	Policy SHW4 – Open space and recreation	F73
F.6.5	Policy SHW5 – Playing fields and sports facilities	F76

F.6.6	Policy SHW6 – Allotments.....	F78
F.7	Sandwell’s Housing	F80
F.7.1	Policy SHO1 – Delivering sustainable housing growth.....	F80
F.7.2	Policy SHO2 – Windfall developments	F82
F.7.3	Policy SHO3 – Housing density, type and accessibility	F83
F.7.4	Policy SHO4 – Affordable housing.....	F85
F.7.5	Policy SHO5 – Delivering accessible and self / custom build housing.....	F86
F.7.6	Policy SHO6 – Protecting family housing (Use Class C3)	F87
F.7.7	Policy SHO7 – Houses in multiple occupation.....	F88
F.7.8	Policy SHO8 – Education facilities	F91
F.7.9	Policy SHO9 – Accommodation for Gypsies, Travellers and Travelling Showpeople.....	F93
F.7.10	Policy SHO10 – Housing for people with specific needs	F95
F.8	Sandwell’s Economy	F97
F.8.1	Policy SEC1 – Providing for economic growth and jobs.....	F97
F.8.2	Policy SEC2 – Strategic Employment Areas.....	F99
F.8.3	Policy SEC3 – Local Employment Areas	F101
F.8.4	Policy SEC4 – Other employment sites.....	F102
F.8.5	Policy SEC5 – Improving access to the labour market.....	F104
F.8.6	Policy SEC6 – Relationship between industry and sensitive uses.....	F105
F.9	Sandwell’s Centres	F107
F.9.1	Policy SCE1 – Sandwell’s Centres	F107
F.9.2	Policy SCE2 – Non-E Class Uses in Town Centres.....	F109
F.9.3	Policy SCE3 – Town Centres (Tier-Two centres).....	F110
F.9.4	Policy SCE4 – District and Local Centres (Tier-Three centres)	F111
F.9.5	Policy SCE5 – Provision of small-scale local facilities not in centres	F112
F.9.6	Policy SCE6 – Edge of centre and out of centre development.....	F113
F.10	West Bromwich.....	F115
F.10.1	Policy SWB1 – West Bromwich Town Centre	F115
F.10.2	Policy SWB2 – Development in West Bromwich	F116
F.11	Transport	F119
F.11.1	Policy STR1 – Priorities for the development of the transport network	F119
F.11.2	Policy STR2 – Safeguarding the development of the Key Route Network (KRN)	F120
F.11.3	Policy STR3 – Managing transport impacts of new development.....	F121
F.11.4	Policy STR4 – The efficient movement of freight and logistics	F122
F.11.5	Policy STR5 – Creating coherent networks for cycling and walking	F123
F.11.6	Policy STR6 – Influencing the demand for travel and travel choices.....	F125
F.11.7	Policy STR7 – Network management	F126
F.11.8	Policy STR8 – Parking management.....	F127
F.11.9	Policy STR9 – Planning for low emission vehicles	F128
F.11.10	Policy STR10 – Transport innovation and digital connectivity	F128
F.12	Infrastructure and Delivery	F130
F.12.1	Policy SID1 – Infrastructure provision and viability assessments.....	F130

F.12.2	Policy SID2 – Digital infrastructure	F131
F.12.3	Policy SID3 – 5G network infrastructure.....	F133
F.12.4	Policy SID4 – Communications infrastructure / equipment	F133
F.13	Waste and Minerals.....	F135
F.13.1	Policy SWA1 – Waste infrastructure future requirements	F135
F.13.2	Policy SWA2 – Waste sites	F136
F.13.3	Policy SWA3 – Preferred areas for new waste facilities	F137
F.13.4	Policy SWA4 – Locational considerations for new waste facilities	F138
F.13.5	Policy SWA5 – Resource management and new development	F140
F.13.6	Policy SMI1 – Minerals safeguarding	F141
F.13.7	Policy SMI2 – Managing the effects of mineral development	F142
F.14	Development Constraints and Industrial Legacy	F144
F.14.1	Policy SCO1 – Hazardous installations and substances.....	F144
F.14.2	Policy SCO2 – Pollution control.....	F145
F.14.3	Policy SCO3 – Land contamination and instability.....	F146
F.15	Development Management	F147
F.15.1	Policy SDM1 – Design quality	F147
F.15.2	Policy SDM2 – Development and design standards.....	F149
F.15.3	Policy SDM3 – Tall buildings and gateway sites.....	F151
F.15.4	Policy SDM4 – Advertisements	F152
F.15.5	Policy SDM5 – Shop fronts and roller shutters	F154
F.15.6	Policy SDM6 – Hot food takeaways.....	F155
F.15.7	Policy SDM7 – Management of hot food takeaways.....	F156
F.15.8	Policy SDM8 – Gambling activities and alternative financial services	F158
F.15.9	Policy SDM9 – Community facilities.....	F159
F.15.10	Policy SDM10 – Telecommunications	F161

Tables

Table F.1.1:	Presenting likely impacts.....	F1
Table F.1.2:	Summary of policy assessments	F2

F.1 Overview

F.1.1 Introduction

- F.1.1.1 This appendix provides an assessment of policies proposed by Sandwell Metropolitan Borough Council (SMBC) at the Regulation 19 stage of the preparation of the Sandwell Local Plan (SLP).
- F.1.1.2 Many of the proposed SLP policies are derived from the ceased Black Country Plan (BCP). A total of 63 policies were set out in the draft BCP and were consulted on as part of the BCP process, before the decision was made to end work on the BCP in October 2022. A number of SLP policies have also been derived from the adopted Sandwell Site Allocation Document (SAD).
- F.1.1.3 SMBC have considered the extent to which each of the draft BCP policies and adopted SAD policies remain relevant and applicable to the SLP area, in light of consultation responses received during the BCP Regulation 18 consultation and in the context of the latest national and local guidance and strategies.
- F.1.1.4 The relevant existing policies have been updated and together with a number of new policies prepared for the SLP, has resulted in a total of 88 policies identified and presented within the Regulation 19 version of the SLP. The SLP also contains a proposed 'vision' and 18 associated objectives, which have been refined since the Regulation 18 'Issues and Options' and 'Draft Plan' consultations, and taking into account recommendations made in the SA as part of the iterative plan-making process.
- F.1.1.5 The assessments within this report are based on the policies, vision and objectives within the Sandwell Local Plan Regulation 19 Consultation document, provided to Lepus on 19th August 2024.
- F.1.1.6 Each policy (as well as the SLP Vision and Objectives) appraised in this report has been assessed for its likely impacts on each SA Objective of the SA Framework (see **Appendix B**) in accordance with the methodology as set out in the SA Main Report.
- F.1.1.7 For ease of reference the scoring system is summarised in **Table F.1.1** below.

Table F.1.1: Presenting likely impacts

Likely Impact	Description	Impact Symbol
Major Positive Impact	The proposed policy contributes to the achievement of the SA Objective to a significant extent.	++
Minor Positive Impact	The proposed policy contributes to the achievement of the SA Objective to some extent.	+
Negligible/ Neutral Impact	The proposed policy has no effect or an insignificant effect on the achievement of the SA Objective.	0
Uncertain Impact	The proposed policy has an uncertain relationship with the SA Objective or insufficient information is available for an appraisal to be made.	+/-

Likely Impact	Description	Impact Symbol
Minor Negative Impact	The proposed policy prevents the achievement of the SA Objective to some extent.	-
Major Negative Impact	The proposed policy prevents the achievement of the SA Objective to a significant extent.	--

F.1.1.8 Each appraisal in the following sections of this report includes an SA impact matrix that provides an indication of the nature and magnitude of effects. Assessment narratives follow the impact matrices for each policy, within which the findings of the appraisal and the rationale for the recorded impacts are described.

F.1.2 Overview of policy assessments

F.1.2.1 The impact matrices for all draft policy assessments are presented in **Table F.1.2** below. These impacts should be read in conjunction with the assessment text narratives which follow in the subsequent sections of this appendix.

F.1.2.2 Recommendations to enhance or improve the policies have been made to SMBC on an iterative basis to aid the development of the policies during the Plan making process. Where relevant, recommendations have been made within the policy assessment text in this appendix. Further detailed recommendations are presented in **Chapter 18** of the main Regulation 19 SA Report (see **Volume 2**).

Table F.1.2: Summary of policy assessments

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDS1	+	+	+	+	+	+	-	-	+	+	+	+	+	+
SDS2	+	+	+	++	+	+	+	0	+	0	0	+	0	0
SDS3	+	+	+	+	0	++	+	0	+	+	+	+	++	+
SDS4	0	0	+	+/-	0	+	0	0	+	+	+	+	+	0
SDS5	++	++	0	+	+	0	+	0	+	0	+	+	0	0
SDS6	+	+	0	+	0	0	0	0	+	0	+	+	+	0
SDS7	+	+	0	0	0	+	0	0	0	0	0	+	0	0
SDS8	+	+	+	+	+	0	+	0	0	0	0	+	+	0
SNE1	0	+	++	+	+	0	+	0	0	0	0	+	0	0
SNE2	0	+	++	+	+	0	+	0	0	0	0	+	0	0
SNE3	0	+	+	+	+	+	+	0	0	0	0	+	0	0
SNE4	+	+	+	0	0	0	0	0	0	0	0	0	+	+
SNE5	+	++	++	0	+	0	+	0	0	0	0	+	0	0
SNE6	+	+	+	0	+	0	+	0	+	+	+	+	+	0
SHE1	++	+	0	0	0	0	0	0	0	0	0	0	0	0
SHE2	++	+	+	0	0	0	0	0	0	0	0	0	+	0
SHE3	+	+	0	0	0	0	0	0	0	0	0	0	0	0
SHE4	+	+	0	0	0	0	0	0	0	0	0	0	0	+

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCC1	0	0	0	++	+	0	++	+	0	0	+	+	+	0
SCC2	0	0	0	++	+	0	+	+	0	0	0	+	+	0
SCC3	0	0	+	+	++	+	+	0	0	0	0	+	0	0
SCC4	0	0	0	++	0	0	+	++	0	0	0	0	+	0
SCC5	0	0	+	0	++	+	+	0	0	0	0	+	0	0
SCC6	0	+	+	0	+	0	+	0	0	0	0	0	0	0
SHW1	0	0	0	+	0	0	+	0	+	0	+	++	0	0
SHW2	0	0	0	+	0	0	+	0	+	0	+	++	0	0
SHW3	0	0	+	+	0	0	++	0	+	0	0	+	+	0
SHW4	0	+	+	+	+	0	+	0	+	0	+	++	0	0
SHW5	0	+	0	0	0	0	0	0	+	0	+	+	0	0
SHW6	0	+	+	0	0	0	0	0	0	0	+	+	0	0
SHO1	+/-	+/-	+	0	-	-	-	-	+	+	+	+	0	+
SHO2	0	0	0	+/-	+/-	+	+/-	+/-	+/-	+	+/-	+/-	+/-	+/-
SHO3	0	0	0	+	0	0	+	0	+	+	+	+	0	0
SHO4	0	0	0	0	0	0	0	0	0	+	+	0	0	0
SHO5	0	0	0	0	0	0	0	0	0	+	+	+	0	0
SHO6	0	0	0	0	0	0	0	0	0	+	+	0	0	0
SHO7	0	0	0	0	0	0	0	0	+	+	+	+	0	0
SHO8	0	0	0	+	0	0	+	0	+	0	+	+	+	++
SHO9	0	0	+	-	0	0	-	0	+	+	+	+	0	+
SH010	0	0	0	0	0	0	0	0	+	0	+	+	0	0
SEC1	+/-	+/-	+	+	-	-	-	+	+	0	+	0	+	+
SEC2	+/-	0	0	+/-	0	0	+/-	+/-	+	0	+	0	+	0
SEC3	+/-	0	0	+/-	0	0	+/-	+	+	0	+	0	+	0
SEC4	+/-	+/-	0	+/-	+/-	0	+/-	+/-	+	+	+	0	+	0
SEC5	0	0	0	0	0	0	0	0	+	0	+	+	+	+
SEC6	0	0	0	0	0	0	0	0	0	0	0	0	+	0
SCE1	+/-	+/-	+/-	+	+/-	+	+/-	+/-	+	+	+	+	+	+/-
SCE2	0	+	0	0	0	0	0	0	0	0	+	0	+	0
SCE3	0	0	0	0	0	0	0	0	+	+	+	+	+	+
SCE4	0	0	0	0	0	0	0	0	+	+	+	0	+	0
SCE5	0	0	0	+	0	0	+	0	+	0	+	+	+	0
SCE6	0	0	0	+	0	0	+	0	+	0	+	+	+	0
SWB1	0	+	0	+	+	+	0	0	+	+	+	+	+	+
SWB2	0	+	0	+	0	+	0	0	+	+	+	+	+	+
STR1	0	0	0	+	0	0	+	0	++	0	0	+	0	0
STR2	0	0	0	+	0	0	0	0	+	0	0	0	0	0
STR3	0	0	0	+	0	0	0	0	+	0	0	0	0	0
STR4	0	0	-	0	0	0	0	0	+	0	0	0	+	0
STR5	0	0	0	+	0	0	+	0	++	0	+	+	0	0

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
STR6	0	0	0	+	0	0	+	0	++	0	0	0	0	0
STR7	0	0	0	0	0	0	0	0	+	0	0	0	0	0
STR8	0	0	0	0	0	0	0	0	+	0	0	0	+	0
STR9	0	0	0	+	0	0	+	0	+	0	0	0	0	0
STR10	0	0	0	+	0	0	+	0	+	0	0	0	+	0
SID1	0	0	+	+	+	0	+	+	+	+	+/-	+	+	+
SID2	0	0	0	+	0	0	+	0	+	0	+	0	+	+
SID3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SID4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SWA1	0	0	0	0	0	0	0	++	0	0	0	0	0	0
SWA2	0	0	0	0	0	0	0	+	0	0	0	0	0	0
SWA3	+/-	+/-	+/-	+/-	+/-	+/-	+/-	++	+/-	0	0	0	0	0
SWA4	0	0	0	0	0	0	0	+	0	0	0	0	0	0
SWA5	0	0	0	0	0	+	0	++	0	0	0	0	0	0
SMI1	0	0	0	0	0	+	0	0	0	0	0	0	+	0
SMI2	0	0	0	0	0	+	0	0	0	0	0	0	0	0
SCO1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SCO2	0	0	0	0	0	0	+	0	0	0	0	0	0	0
SCO3	0	+	0	0	0	+	0	0	0	0	0	0	0	0
SDM1	+	+	+	+	+	0	+	0	+	0	+	+	0	0
SDM2	0	0	0	0	0	+	0	0	0	0	0	+	0	0
SDM3	0	+	0	+	0	+	0	0	+	0	0	0	0	0
SDM4	0	+	0	0	0	0	0	0	0	0	0	0	0	0
SDM5	+	+	0	0	0	0	0	0	0	0	0	0	+	0
SDM6	0	0	0	0	0	0	0	0	0	0	+	+	0	0
SDM7	0	0	0	0	0	0	0	+	0	0	0	0	+	0
SDM8	0	0	0	0	0	0	0	0	0	0	0	0	+/-	0
SDM9	0	0	0	0	0	0	0	0	0	0	+	+	0	0
SDM10	0	0	0	0	0	0	0	0	0	0	0	0	+	0

F.2 Vision and Objectives

F.2.1 Sandwell Local Plan Vision

Sandwell Local Plan Vision 2041

In 2041, Sandwell is a thriving, growing and active borough, leading the urban renaissance of the West Midlands conurbation. It is a place with a united and resilient community, a place of innovation and industry and a place with a vibrant and strong cultural heritage.

Sandwell is at the forefront of tackling climate change, in its role as a hub for climate adaptation and mitigation technologies and industries. Its new buildings are clean and green in their design, materials and operations, its old buildings are carefully adapted to deliver low and zero carbon outputs. It sets the standard in both public and private sectors for embedding climate change awareness and sensitivity in all its actions, outcomes and decisions.

Notwithstanding its urban character, Sandwell's residents enjoy access to country and town parks, open spaces, green networks, natural corridors and pocket parks. They benefit from additional landscaping schemes and increased tree cover during their everyday activities and leisure time. Sandwell's natural environment is valued for its own sake as well as for its role in creating a healthy, attractive and climate change-resistant background for people living, working, learning in and enjoying the borough. Sandwell's commitment to increasing its ecological resources has seen the creation of new habitats and biodiversity-related projects across the borough, delivering improvements to local environments and playing its part in supporting the nature recovery network across the West Midlands.

Sandwell's historic environment is a source of pride for its communities and continues to reflect its industrial and architectural heritage, in restoration and renovation schemes and in the sensitive design of new buildings. Historic buildings in Sandwell are reused, repurposed and retrofitted to enable their retention and occupation for years to come. The borough's historic landscapes, parks and gardens are protected and enjoyed by residents and its archaeology is valued and recorded in both urban and rural areas.

Sandwell was at the heart of the first Industrial Revolution, reflected in its historic buildings such as Soho Foundry and the canal network running across the borough. It now lies at the forefront of another one. It is where the technology is produced to make tomorrow work. Sandwell is home to highly specialised companies and industries in the vanguard of delivering advanced manufacturing, advanced materials production, next-level energy generation, e-commerce and specialist sensors. It continues to deliver sustained and sustainable economic growth and investment opportunities from its extremely accessible location at the heart of the country. It provides high-quality goods and services from its powerful industrial base; as a result, levels of employment, wages and economic activity are high and rising.

As part of this forward-looking economic activity, Sandwell has also continued to support investment in critical waste, energy and transport infrastructure that has resulted in a robust circular economy, where not only does less waste end up in landfill, but less waste is produced overall in Sandwell, more recycling takes place and cutting-edge waste-to-energy operations provide the fuel for local heating networks.

Sandwell's residents enjoy longer and healthier lives than in previous decades, thanks to the increase in accessible open spaces, the provision of services and facilities designed to promote active recreation and leisure, the improvement of and increased accessibility to healthcare infrastructure and the promotion of healthy lifestyle choices. They have access to well-performing schools, higher and further education provision at all levels and to continued opportunities for skills development and training.

There is a wide range of housing available to Sandwell residents, aiming to help meet housing needs, designed to support green living and suitable for adaptation to benefit all sections of the community. Affordable, social and local authority-provided homes are available to those who need them. New developments deliver high-quality designs and are located within attractively landscaped areas, with access to district and low-cost energy and heating projects, sustainable drainage designed to improve the local environment as well as provide reliable protection against flooding and run-off and all necessary services and facilities within walking and cycling distance or a short bus ride away.

Sandwell's town centres thrive by day and by night, with an expanded range of retail, leisure and socialising opportunities as well as acting as the foci for new residential developments, community activities and social enterprises. They are safe, welcoming and accessible locations at all times, designed to encourage positive public interactions and minimise antisocial behaviour.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Vision	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SLP Vision	++	++	++	++	++	+	+	+	++	++	++	++	++	++

- F.2.1.1 The proposed 'Vision for Sandwell in 2041' sets out the aspiration to support growth and regeneration for the borough, meeting the needs of the local population and addressing key issues, whilst conserving the natural and historic environment.
- F.2.1.2 The SLP vision seeks to develop Sandwell's role as an industrial hub for the West Midlands by driving climate change adaptation and mitigation technologies, to ensure that the borough plays a key role in tackling climate change whilst striving for economic growth. Sustainable and energy efficient design and construction techniques, and exploration of alternative and low-carbon technologies will also be supported. A major positive impact could be achieved regarding climate change mitigation (SA Objective 4). The vision recognises Sandwell's role in various economic sectors including manufacturing and advanced materials production. Through encouraging sustainable economic growth and investment, alongside regeneration and revitalisation of Sandwell's towns including retrofitting of historic buildings, a major positive impact on the economy (SA Objective 13) will also be likely.
- F.2.1.3 The SLP vision encourages the delivery of new developments that are carefully planned to take the effects of climate change into account, including incorporation of sustainable drainage techniques, flood mitigation and adaptation measures, as well as access to district and low-cost energy and heating projects. Recognising the multi-functional benefits of green infrastructure (GI), the vision promotes the conservation and enhancement of parks, open spaces, green networks and tree coverage within Sandwell. GI can play a key role in helping urban areas adapt to the effects of climate change, for example through providing protection from extreme weather events, and helping to alleviate the 'urban heat island' effect. Together, these measures have the potential to lead to a major positive impact on climate change adaptation (SA Objective 5).
- F.2.1.4 Through encouraging the conservation and enhancement of GI and Sandwell's natural environment, and supporting nature recovery and biodiversity enhancement projects, the vision will help to increase the coverage and connectivity of ecological networks and GI, supporting the ecosystem services they provide. There is potential for a major positive impact on biodiversity (SA Objective 3) and a minor positive impact on natural resources (SA Objective 6).
- F.2.1.5 Additionally, the emphasis on providing access to a variety of parks and open spaces for new developments will be likely to lead to positive effects on human health. Access to a range of open and green spaces is known to be beneficial for both mental and physical wellbeing, by providing areas for recreation, exercise and reflection. Well designed and attractive neighbourhoods which incorporate GI are likely to encourage people to live more active lifestyles. Furthermore, the vision promotes the improvement of and increased

- accessibility to healthcare infrastructure, which will help to address health inequalities. Overall, the SLP Vision could lead to a major positive impact on health (SA Objective 12).
- F.2.1.6 Pocket parks and other open spaces within urban areas can also provide valuable spaces for community involvement and help to encourage social cohesion. More cohesive and vibrant neighbourhoods will be likely to contribute towards improved quality of life and strengthen the sense of local identity. Alongside the proposed improvement of employment and training opportunities, as well as improved access to amenities, this will be likely to lead to a major positive impact on equality (SA Objective 11).
- F.2.1.7 Town centres are proposed to be the focus for the majority of new residential and community growth, where existing services are concentrated and there is most potential for new provision. The SLP vision will help to ensure that residents, workers and visitors within the borough have access to a range of facilities to meet their needs as well as opportunities for leisure and entertainment. In addition to helping revitalise Sandwell's town centres and high streets, benefits to transport and accessibility are likely, through reducing the need to travel and promoting more sustainable travel including walkable neighbourhoods and improved public transport. A major positive impact on transport could be achieved (SA Objective 9), with potential for a minor positive impact on pollution (SA Objective 7) owing to the associated reduction in transport-related emissions.
- F.2.1.8 Through rejuvenating townscapes, promoting landscape schemes and increasing the quantity and quality of open spaces and GI, the vision will be likely to lead to an improvement in the local landscape and townscape character. In combination with the promotion of community facilities, the vision could potentially help to strengthen sense of place and local identity, resulting in a major positive impact on landscape overall (SA Objective 2).
- F.2.1.9 The SLP vision supports the conservation and enhancement of cultural heritage assets and encourages their conservation and renewal where appropriate, recognising the importance of Sandwell's historic environment in providing a sense of place. Therefore, the SLP Vision will be likely to have major positive effects in relation to the cultural heritage (SA Objective 1) through sensitive design of new buildings, restoration, and renovation schemes, and reusing and repurposing historic buildings in Sandwell.
- F.2.1.10 The vision seeks to ensure the provision of a range of housing types to meet the diverse needs of the population, including accessible and adaptable homes, affordable homes, and social housing. As such, a major positive impact on housing provision is identified (SA Objective 10).
- F.2.1.11 The vision seeks to improve access to schools and training opportunities and improve educational attainment. Access to higher and further education provision is also highlighted. Together, these provisions will encourage more diversity in opportunities including for life-long learning and support the provision of an appropriately skilled workforce. A major positive impact on education is identified (SA Objective 14).
- F.2.1.12 Through investment in waste, energy and transport infrastructure, the vision seeks to build upon the current circular economy to ensure local waste production is minimised, leading to a minor positive impact on waste (SA Objective 8).

F.2.2 Sandwell Local Plan Objectives

Sandwell Local Plan Objectives

Climate change

1. Ensure new development takes a proactive approach to climate change mitigation, adaptation and carbon reduction, and that development is resilient to climate change.
2. Deliver sustainable development in locations where people can access jobs and services, delivering wider positive social and economic outcomes and protecting and enhancing local built and natural environments.

Enhancing our natural environment

3. To protect and enhance Sandwell's natural environment, natural resources, biodiversity, wildlife corridors, geological resources, countryside and landscapes, whilst ensuring that residents have equitable access to interlinked green infrastructure.

Enhancing our historic environment

4. To protect, sustain and enhance the quality of the historic built environment, ensuring the retention of distinctive and attractive places and beautiful buildings, including listed parks, scheduled monuments and their settings.
5. To manage and maintain the wider historic environment across Sandwell, including landscapes, parks and gardens, areas of industrial heritage value, sites of geological and archaeological interest and locally listed buildings, structures and historic assets.

Housing that meets all our needs

6. Address Sandwell's identified and wide-ranging housing needs by supporting the provision of high-quality new homes, to include a wide mix of housing type and tenure, that:
 - o are capable of being adapted to meet the future needs of occupiers;
 - o provide sufficient internal and external space; and
 - o promote and support climate change adaptation and mitigation through good design and in the materials and techniques used for their construction.
7. Ensure communities in Sandwell are safe and resilient and social cohesion is promoted and enhanced.

Enabling a strong, stable and inclusive economy

8. Support regeneration, business investment and job creation to maintain and grow a prosperous and resilient local and regional economy in ways that consider environmental and climate change factors.
9. To enable communities to share the benefits of economic growth through securing access to new job opportunities and enhanced skills and training programmes.

Improving the health and wellbeing of residents and promoting social inclusion

10. To provide a built and natural environment that supports the making of healthier choices through provision for physical activity and recreation, active travel, encouraging social interaction and discouraging harmful behaviours.
11. To ensure new development and open spaces support health and wellbeing for all, reduce health inequalities and encourage active and healthy lifestyles.
12. To provide a built and natural environment that protects health and wellbeing through minimising pollution (air, noise and other forms), providing healthy homes, reducing the negative health effects of climate change and providing streets safe for active, low emission travel for all.

Good design

13. To require new development to deliver a high standard of design reflecting local character and distinctiveness and that creates greener and safer places that people feel proud to live and work in.

Brownfield first

14. To encourage the effective and prudent use of previously developed land, including the efficient use of land and buildings and the use of sustainable and climate-aware construction techniques within new developments, as well as providing for waste management and disposal.

Sandwell Local Plan Objectives

Enhancing the vitality of our centres

15. To support Sandwell’s towns and local centres as places for economic, residential and cultural activity with good access to services, in ways that protect their heritage, character and identity.

Promoting sustainable transport and active travel

16. To prioritise sustainable and active travel and seek to improve transport infrastructure to ensure efficient and sustainable accessibility within an integrated network.

Meeting our resource and infrastructure needs

17. To manage waste as a resource and minimise the amount produced and sent to landfill, including ensuring that the reliance on primary minerals during construction and development are kept to a minimum and that greater use is made of recycled or alternative building materials.
18. To ensure development is supported by essential infrastructure and services and promotes safe movement and more sustainable modes of travel through promoting greener travel networks for walking, cycling and public transport.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
SLP Objective	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
1	0	0	0	++	++	0	0	0	0	0	0	0	0	0
2	+	+	0	+	0	0	+	0	++	0	+	++	++	++
3	0	++	++	++	++	+	+	0	+	0	+	+	0	0
4	++	++	0	0	0	0	0	0	0	0	0	0	+	+
5	+	++	+	0	0	0	0	0	0	0	0	0	+	+
6	0	0	0	+	+	0	0	0	0	++	+	0	0	0
7	0	0	0	0	0	0	0	0	0	0	++	+	0	0
8	0	0	0	0	0	0	0	0	0	0	+	0	++	0
9	0	0	0	0	0	0	0	0	0	0	+	0	++	+
10	0	0	0	+	0	0	+	0	+	0	++	++	0	0
11	0	0	0	0	0	0	0	0	0	0	++	++	0	0
12	0	+	0	+	0	+	+	0	++	0	++	++	0	0
13	+	++	0	0	0	0	0	0	0	0	+	+	0	0
14	0	+	0	+	0	++	+	+	0	0	0	0	+	0
15	+	+	0	0	0	0	0	0	+	+	+	+	++	+
16	0	0	0	+	0	0	+	0	++	0	0	+	0	0
17	0	0	0	0	0	0	+	+	0	0	0	0	0	0
18	0	0	0	+	0	+	+	+	++	0	+	+	+	+

F.2.2.1 SLP Objective 1 promotes the future-proofing of new development to the effects of climate change and supports reduced greenhouse gas (GHG) emissions. By embedding these principles into the SLP objectives, this demonstrates SMBC’s commitment to reducing Sandwell’s contributions towards the causes of climate change. A major positive impact on climate change mitigation and adaptation could be achieved (SA Objectives 4 and 5).

F.2.2.2 SLP Objective 2 seeks to locate development in areas with good accessibility to local services. This is likely to include healthcare facilities, employment opportunities and

schools, with major positive impacts anticipated for health, the economy and education (SA Objectives 12, 13 and 14). Through directing growth to accessible locations, SLP Objective 2 will be likely to reduce the need to travel, resulting in a major positive impact on transport (SA Objective 9) and potentially leading to a minor positive impact on climate change mitigation and air quality by reducing associated emissions (SA Objectives 4 and 7). By promoting good access for all, a minor positive impact will also be expected for equality (SA Objective 11). SLP Objective 2 also seeks to ensure the protection and enhancement of both the built and natural environment of the local area, with potential secondary minor positive benefits in relation to cultural heritage and landscape (SA Objectives 1 and 2).

- F.2.2.3 SLP Objective 3 aims to conserve and enhance the natural environment of Sandwell, including designated habitats, landscapes and GI. By protecting and enhancing natural features including habitats and ecological networks, a major positive impact on landscape and biodiversity will be likely (SA Objectives 2 and 3) as well as a minor positive impact on natural resources (SA Objective 6). GI can provide a range of ecosystem services, including helping urban areas to adapt to climate change, for example through providing protection from extreme weather events, and helping to alleviate the 'urban heat island' effect. As such, conserving and enhancing GI has potential to lead to a major positive impact on climate change mitigation and adaptation (SA Objectives 4 and 5). Supporting interlinked GI may also help to encourage active travel, reduce motorised transport and therefore reduce air pollution. SLP Objective 3 could therefore potentially have a minor positive impact on pollution and transport (SA Objectives 7 and 9), as well as in terms of health and equality through improving access to GI (SA Objectives 11 and 12).
- F.2.2.4 SLP Objective 4 recognises the importance of Sandwell's heritage. A major positive impact on cultural heritage will be expected through the protection and enhancement of important historical sites including listed buildings and scheduled monuments (SMs) (SA Objective 1). SLP Objective 4 also seeks to retain and enhance local distinctiveness and create an attractive public realm, with potential for a major positive impact on landscape (SA Objective 2). This could also have a knock-on minor positive impact on the visitor economy, through conserving and enhancing cultural heritage assets and historic structures of interest (SA Objective 13). Furthermore, enhancing cultural heritage sites may promote education about the historic environment within Sandwell and result in a minor positive impact on education (SA Objective 14).
- F.2.2.5 SLP Objective 5 supports the conservation of the historic environment and will ensure its protection, therefore having a minor positive impact on cultural heritage (SA Objective 1). SLP Objective 5 specifically mentions the maintenance of parks and gardens, archaeological sites and locally listed heritage assets. The protection of these particular areas will also contribute to safeguarding the character of the landscape and local distinctiveness, leading to a potential major positive impact on landscape (SA Objective 2). Furthermore, by protecting heritage sites and landscapes that strengthen local distinctiveness, as well as sites of geological interest, opportunities may arise for educational activities and economic prosperities through the use of such sites; hence, a minor positive impact on geodiversity, economy and education are identified (SA Objectives 3, 13 and 14).

- F.2.2.6 SLP Objective 6 supports sustainable high-quality housing development to meet the needs of the population, which is likely to result in a major positive impact on housing (SA Objective 10). The support for sustainable and adaptable homes will be likely to lead to a minor positive impact on climate change mitigation and adaptation (SA Objectives 4 and 5). SLP Objective 6 states that a wide range of housing needs must be met therefore a minor positive impact on equality is identified (SA Objective 11).
- F.2.2.7 SLP Objective 7 aims to strengthen Sandwell’s communities and improve social cohesion. This is likely to lead to a greater sense of identity for local residents and promote more vibrant communities where people from all backgrounds can feel valued and safe. Therefore, a major positive impact on equality (SA Objective 11) could be achieved, with a secondary minor positive impact on wellbeing (SA Objective 12).
- F.2.2.8 SLP Objective 8 supports economic growth within Sandwell, to increase the provision of jobs and boost economic prosperity. Through seeking to maintain a resilient economy and encourage new businesses and regeneration within the SLP area, a major positive impact on the economy will be likely (SA Objective 13). Through increasing the number and variety of jobs in the area, this SLP Objective will be likely to lead to a minor positive impact on access to employment opportunities, with benefits to equality (SA Objective 11).
- F.2.2.9 SLP Objective 9 supports equality, education and the economy. The SLP will aim to provide new job opportunities and training programmes as a result of economic growth. By sharing the benefits of economic growth, this will be likely to result in a minor positive impact on equality and education (SA Objectives 11 and 14). In doing so, these impacts will help to further boost the economy, hence a major positive impact will be likely for SA Objective 13.
- F.2.2.10 SLP Objective 10 promotes healthy lifestyles and active travel, thereby supporting a shift away from private car use where possible. Providing a built environment which supports active travel will be likely to have a minor positive impact on transport (SA Objective 9), and potentially climate change mitigation and pollution (SA Objectives 4 and 7), as well as a major positive impact on health (SA Objective 12). This SLP Objective also seeks to improve social interaction and discourage harmful behaviours which will be likely to have a major positive impact on equality (SA Objective 11).
- F.2.2.11 SLP Objective 11 is centred around health. Through the encouragement of active lifestyles and ensuring open spaces are provided alongside development, there is likely to be improved sustainable access to outdoor space for exercise and leisure. By supporting health and wellbeing for all and reducing health inequalities, a reduction in social deprivation will be likely. SLP Objective 11 will likely have a major positive impact on equality and health (SA Objectives 11 and 12).
- F.2.2.12 SLP Objective 12 promotes conserving and enhancing the built and natural environment, aiming to ensure that developments protect health, minimise air and noise pollution, promote low emission travel and provide safe streets. The focus on encouraging active and healthy lifestyles could potentially also lead to improvements to the active travel network. A major positive impact on transport, equality and health will be anticipated (SA Objectives 9, 11 and 12). Through promoting active and low emission travel, and seeking to minimise adverse effects of pollution, SLP Objective 12 could also lead to minor positive

- impacts on residential amenity and the landscape, climate change mitigation, natural resources and pollution (SA Objectives 2, 4, 6 and 7).
- F.2.2.13 SLP Objective 13 promotes high quality design for new development that is in keeping with the local character. Good design that is planned carefully to consider its surroundings will help to strengthen local distinctiveness and sense of place. A major positive impact will be likely in terms of the local landscape and townscape character (SA Objective 2). A minor positive impact could also occur in relation to cultural heritage (SA Objective 1), where historic landscapes and buildings form a key part of the local character. Furthermore, through seeking to create a high standard of design with greener and safer neighbourhoods, SLP Objective 13 will also be expected to secure benefits in terms of equality and wellbeing of local residents (SA Objectives 11 and 12).
- F.2.2.14 SLP Objective 14 promotes an efficient use of land and seeks to ensure that the SLP focuses development on previously developed land where appropriate, in accordance with the NPPF. A major positive impact on natural resources (SA Objective 6) could be achieved. SLP Objective 14 is likely to also encourage appropriate re-use or intensification of under-utilised land, which may help to stimulate urban regeneration, with potential minor positive benefits to townscapes and the economy (SA Objectives 2 and 13). Benefits for pollution (SA Objective 7), waste (SA Objective 8) and climate change mitigation (SA Objective 4) could also be achieved, through the potential for remediation of contaminated brownfield land for development as well as the intention to support sustainable waste management and construction techniques.
- F.2.2.15 SLP Objective 15 seeks to develop the role of Sandwell’s towns and centres as hubs for economic, residential and cultural activities, whilst ensuring the landscape and historic character and identity of the local area are protected. Investing in Sandwell’s centres and supporting appropriate growth will be likely to help promote urban regeneration and improve the vibrancy of town centres, with a major positive impact on the local economy (SA Objective 13) and a minor positive impact on landscape/townscape and cultural heritage (SA Objectives 1 and 2). Through supporting residential growth in areas with good access to services, potentially including community facilities, healthcare and schools, SLP Objective 15 could also lead to a minor positive impact on transport, housing, equality, health and education (SA Objectives 9, 10, 11, 12 and 14).
- F.2.2.16 SLP Objective 16 prioritises sustainable travel and improved transport infrastructure. This should help to reduce the per capita carbon footprint of Sandwell and increase the efficiency of the transport network, therefore leading to a major positive impact on transport (SA Objective 9) and a minor positive impact on climate change mitigation (SA Objective 4). Supporting active travel is also likely to have a minor positive impact on health (SA Objective 12). As a consequence of improving transport infrastructure, it is likely that air and noise pollution will slightly decrease, and as such, a minor positive impact on pollution is identified (SA Objective 7).
- F.2.2.17 SLP Objective 17 is likely to have a minor positive impact on sustainable waste management (SA Objective 8) as it seeks to reduce the amount of waste sent to landfill and encourage recycling. A minor positive impact can also be expected for pollution (SA Objective 7) as a result of SLP Objective 17, since reducing waste sent to landfill will help

to reduce soil pollution and there may be reduced demand for primary minerals / aggregates.

- F.2.2.18 SLP Objective 18 seeks to ensure that new development proposed through the SLP is supported by essential infrastructure and services, with a particular focus on transport infrastructure. The SLP Objective supports green travel networks which encourage walking, cycling and public transport, which will be likely to facilitate a modal shift away from private car use. A major positive impact on transport and accessibility will be likely (SA Objective 9), with a minor positive impact on climate change mitigation (SA Objective 4) and pollution (SA Objective 7) owing to the associated reduction in transport-related emissions including GHGs. By encouraging active travel, SLP Objective 18 could also lead to benefits in terms of health and wellbeing (SA Objective 12). By providing essential infrastructure, this is expected to ensure provision of appropriate connections to utilities such as water and sewerage, with a minor positive effect likely for natural resources and waste (SA Objectives 6 and 8). Benefits could also be secured in terms of access to social infrastructure such as community facilities, healthcare, jobs and schools, with minor positive impacts anticipated (SA Objectives 11, 12, 13 and 14).

F.3 Framework Policies

F.3.1 Policy SDS1 – Spatial Strategy for Sandwell

Policy SDS1 – Spatial Strategy for Sandwell

1. To support the attainment of the Sandwell SLP Vision, drive sustainable and strategic economic and housing growth and meet local aspirations, Sandwell, working with local communities, partners and key stakeholders, will make sure that decisions on planning proposals:
 - a. deliver at least 10,434 net new homes and create sustainable mixed communities including a range and choice of new homes supported by adequate infrastructure;
 - b. maintain the ongoing provision of around 1,221ha of allocated employment land (of which 29ha is currently vacant);
 - c. ensure that sufficient physical, social, and environmental infrastructure is delivered to meet identified requirements;
 - d. support improvements to the health and wellbeing of Sandwell’s communities by requiring new development to address the following:
 - i. increased access to green spaces;
 - ii. active and passive recreation;
 - iii. active travel;
 - iv. improved and accessible education and healthcare infrastructure;
 - v. opportunities for people to make healthier choices.
 - e. minimise and mitigate the likely effects of climate change, recognising the multifunctional benefits that open spaces, landscaping, trees, nature conservation habitats and both green and blue infrastructure can deliver in doing so;
 - f. create new public open spaces to serve new housing developments;
 - g. protect and improve parks, woodland and tree planting, open spaces, landscapes and habitats across the borough;
 - h. protect the openness, integrity and function of Sandwell’s designated green belt by resisting inappropriate development in it;
 - i. protect habitats and areas of ecological value;
 - j. conserve the significance of the historic environment, particularly in relation to designated heritage assets and their settings, and protect areas with geological and landscape value;
 - k. promote the use of zero- and low-carbon designs, building techniques, materials and technologies in all new development.
2. The SLP seeks to ensure this growth is sustainable by requiring the following issues are addressed in planning proposals:
 - a. delivering as much new development as possible on previously developed land and sites in the urban area;
 - b. allocating housing in locations with the highest levels of sustainable transport access to residential services (retail provision, schools, healthcare facilities, fresh food, employment etc.);
 - c. regenerating existing housing and employment areas and help them deliver:

Policy SDS1 – Spatial Strategy for Sandwell

- i. cleaner, more energy-efficient and more intensive areas of growth; and
 - ii. improving the environmental, climate change, accessibility and socio-economic capacity of existing residential and employment areas;
 - d. allocating new employment land where sustainable access and good public transport links are available;
 - e. taking a comprehensive and co-ordinated approach to development including respecting existing site constraints including utilities situated within sites;
 - f. taking advantage of existing and improved infrastructure capacity to maximise development on new sites;
 - g. ensuring all new development is designed to encourage sustainable travel and minimise detrimental impacts on the transport network;
 - h. supporting and enhancing the sustainability of existing communities through the focussing of growth and regeneration into West Bromwich and other town centres and regeneration areas (Policy SDS3);
 - i. protecting and enhancing the quality of existing towns and local areas and re-balancing the housing stock by delivering homes supported by jobs and local services.
3. Appendices B and C show how the housing and employment land ambitions for Sandwell will be met. Those development needs that cannot be accommodated within the borough will be exported to sustainable locations in neighbouring local authority areas, following consultation.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDS1	+	+	+	+	+	+	-	-	+	+	+	+	+	+

F.3.1.1 Policy SDS1 sets out the overarching strategy for development in Sandwell for the Plan period, including 10,434 new homes at least 1,206ha of employment land. As such, this will make a significant contribution towards meeting the identified housing need and the demand for employment land, but will result in a shortfall to some extent. A minor positive impact is identified for housing and the economy (SA Objectives 10 and 13).

F.3.1.2 The construction, occupation and operation of 10,434 homes and 1,221ha of employment land as well as supporting infrastructure through this policy will be expected to exacerbate air pollution, including GHG emissions and particulate matter (PM). Additionally, the increase in homes and population is likely to lead to an increase in waste production. However, by directing development towards the Strategic Centre (West Bromwich) and the hierarchy of Town, District and Local Centres, Policy SDS1 will be likely to facilitate more sustainable communities, by locating residents in close proximity to services, facilities and public transport. This could potentially help to improve the sustainability of development (in terms of carbon footprint) in some locations through reducing the need to travel by private car. The policy recognises the influence of climate change on flood risk and includes measures to adapt to climate change, including through "the use of zero-

and low-carbon designs, building techniques, materials and technologies in all new development” and acknowledges the important role and *"multifunctional benefits that open spaces, landscaping, trees, nature conservation habitats and both green and blue infrastructure can deliver"*. Overall, the policy will therefore be expected to have a minor positive impact on climate change mitigation, climate change adaptation and transport (SA Objectives 4, 5 and 9) and a minor negative impact on pollution and waste (SA Objectives 7 and 8).

- F.3.1.3 Policy SDS1 states that development will be directed towards town centres and therefore can provide greater access to local services, including healthcare facilities, schools and the public transport network. The policy can therefore be expected to have a minor positive impact on health (SA Objective 12) and education (SA Objective 14). Furthermore, through seeking to ensure that the majority of residents have access to good quality physical, social and environmental infrastructure to meet their needs, a minor positive impact is likely for equality (SA Objective 11).
- F.3.1.4 Policy SDS1 seeks to deliver sustainable development through *"delivering as much new development as possible on previously developed land and sites in the urban area"*. The reuse of previously developed land will be expected to promote an efficient use of land and have a minor positive impact on the natural resources of the borough (SA Objective 6).
- F.3.1.5 The policy states that decisions in the planning process will *"protect habitats and areas of ecological value"* and also *"conserve the significance of the historic environment, particularly in relation to designated heritage assets and their settings, and protect areas with geological and landscape value"*. Additionally, the policy ensures that development within the Green Belt will be resisted, protecting the *"openness, integrity and function"* of the Green Belt. These measures will ensure that the landscape of the borough, historical assets and local biodiversity will be protected and where possible enhanced. The emphasis on regeneration could also help to revitalise centres and improve the character and quality of the public realm. Therefore, the policy could potentially have a minor positive impact on cultural heritage, landscape and biodiversity (SA Objectives 1, 2 and 3).

F.3.2 Policy SDS2 – Increasing efficiency and resilience

Policy SDS2 – Increasing efficiency and resilience

1. Development should be designed to mitigate climate change impacts and provide adaptations that will help communities and individuals to continue to avoid or mitigate adverse effects on human health. It should also consider and address the need for net zero outcomes for all new residential buildings and major non-residential buildings.
2. Proposals for development will need to demonstrate how they have been designed to maximise resistance and resilience to climate change through addressing the following requirements:
 - a. the design of new buildings should employ passive design to minimise internal heat generation by giving consideration to orientation, shading, thermal mass and insulation; be located, orientated and designed to maximise opportunities for both natural heating and ventilation and to reduce exposure to wind and other elements (Policy SDS5; Policy SDM1);

Policy SDS2 – Increasing efficiency and resilience

- b. development proposals will need to meet the needs of all sections of the community by including a range of sustainable and low carbon transport modes as alternatives to private car use (Policy STR6);
- c. use of trees and other planting in landscaping schemes will be required throughout Sandwell, to provide for the shading of amenity areas, buildings and streets, mitigate against poor air quality and help connect fragmented habitats and protect and support biodiversity networks (Policy SNE3);
- d. landscaping schemes should be designed using a mix of native tree species and plants where appropriate and should also use species that are able to adapt to changing climate conditions (Policy SNE3);
- e. all development will need to utilise sustainable drainage systems, which should be built into landscaping schemes/ open space provision as appropriate (Policy SCC6), and prioritise natural drainage solutions to minimise the impact of surface water runoff, including grey water recycling and rainwater collection, and the use of permeable surfaces where possible (Policy SCC5 – SCC6);
- f. development will be required to incorporate mitigation and resilience measures designed to reduce the risk of river, surface and other potential water flooding (Policy SCC5);
- g. the conversion of non-domestic buildings to residential use will be expected to employ high environmental standards, incorporating improved thermal insulation, appropriate levels of natural ventilation and measures to improve water efficiency;
- h. applications for planning permission should promote circular economy outcomes and seek to reduce whole life-cycle carbon emissions of development proposals by considering the reuse of existing resources, including the conversion of existing buildings, early in the design stage;
- i. proposals for increasing the energy efficiency and resilience to climate change of designated heritage assets will be supported only where this will not cause an unacceptable level of harm to the historic fabric, character, setting or appearance of the asset (Policies SHE1 – SHE4);
- j. Proposals for development related to climate change adaptation and mitigation that would adversely affect the setting of heritage assets should be designed to avoid such impacts. Where this is not possible, developers must demonstrate that schemes have been designed to minimise those impacts. Where this cannot be demonstrated, the presumption will be against the grant of planning permission (Policies SHE1 – SHE4).

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDS2	+	+	+	++	+	+	+	0	+	0	0	+	0	0

F.3.2.1 Policy SDS2 aims to ensure that development proposals seek opportunities for adaptation to, and mitigation of, climate change. This will promote sustainable development throughout the Plan area and help to protect the environment.

- F.3.2.2 The policy requires development proposals to “*protect and support biodiversity networks*”, to incorporate “*landscaping schemes*” and to be designed “*using a mix of native tree species and plants where appropriate*”. This policy could potentially help to protect and enhance, and therefore have a minor positive impact in relation to, biodiversity and landscape character (SA Objectives 2 and 3). Furthermore, the policy supports the development of energy efficient technologies associated with historic assets as long as the development “*will not cause an unacceptable level of harm to the historic fabric, character, setting or appearance of the asset*”. Alongside the proposed landscaping schemes which could indirectly benefit heritage assets where these form part of the landscape character, a minor positive impact on cultural heritage will be anticipated (SA Objective 1).
- F.3.2.3 In addition to increased green cover, the policy states that “*all development will need to utilise sustainable drainage systems ... and prioritise natural drainage solutions to minimise the impact of surface water runoff, including grey water recycling and rainwater collection, and the use of permeable surfaces where possible*”. These requirements will provide mitigation for potential surface water flood events and improve the resilience of new developments. Therefore, a minor positive impact on climate change adaptation is identified (SA Objective 5). In addition, these requirements will benefit water efficiency, and have a minor positive impact on natural resources (SA Objective 6).
- F.3.2.4 Enhanced green cover alongside amenity areas, buildings and streets could potentially help to promote natural air filtration, and as such, reduce residents’ exposure to transport-associated air pollution. Furthermore, providing a more attractive local area could potentially encourage walkable neighbourhoods and facilitate outdoor exercise. Policy SDS2 also requires development proposals to consider accessibility via “*a range of sustainable and low carbon transport modes as alternatives to private car use*”. This will be likely to reduce reliance on car-based travel, reducing local GHG emissions, as well as improving access via walking and cycling to encourage the uptake of active travel. This policy states that new development should incorporate natural heating and ventilation, wherever possible. This will be expected to ensure that living conditions are of a high quality. Overall, a minor positive impact on local air quality, accessibility and human health will be expected (SA Objectives 7, 9 and 12).
- F.3.2.5 The incorporation of green cover, minimisation of flood risk, use of greywater recycling and promotion of natural heating systems and consideration of net zero outcomes for new residential and major non-residential buildings will help to reduce the Plan area’s contributions to the causes of climate change. By requiring adaptation and mitigation measures to ensure that development proposals are resilient in the face of climate change, this policy is likely to have a major positive impact on climate change mitigation (SA Objective 4).

F.3.3 Policy SDS3 – Regeneration in Sandwell

Policy SDS3 – Regeneration in Sandwell

1. The Regeneration Areas identified on the Policies Map and the strategic centre of West Bromwich will be the focus for new development, regeneration, and public and private investment in the borough.

Policy SDS3 – Regeneration in Sandwell

2. Proposals will be subject to relevant development plan policies and the form and location of regeneration will be guided by design codes, masterplans and /or design briefs, which will be prepared by the Council in partnership with developers, promoters and other stakeholders.

3. West Bromwich

- a. West Bromwich is a major destination for residents and visitors and will benefit from a step change in the quality of its public realm, including new green links, squares and parks.
- b. Residential and employment growth will be sought at a transformational level to help create a vibrant and sustainable town centre with a diverse range of uses, including commercial, educational, cultural, recreational, leisure and community facilities.
- c. Sustainable and active travel modes will be the default choice for accessing and moving within the town.

4. Carter’s Green

- a. Carter’s Green will accommodate new residential development on under-used land. The scale of growth will be complementary and subordinate to the transformation of West Bromwich.

5. Dudley Port

- a. The regeneration of Dudley Port will include employment development and the construction of new residential communities developed along Garden City principles.
- b. A new public transport hub will be developed around the interchange of the Midland Metro Extension and Dudley Port railway station.

6. Smethwick

- a. The historic Smethwick to Birmingham canal corridor will accommodate accessible active travel routes and new green neighbourhoods on re-purposed employment land allocated for residential uses on the SLP Policies Plan.
- b. Regeneration at Grove Lane will be focussed on the area around the new Midland Metropolitan Hospital, and will include the development of new homes, employment, and education facilities.
- c. Industrial land at Rolfe Street will be regenerated to create a well-designed residential community that respects the heritage of the area and its canal-side setting.

7. Wednesbury to Tipton Metro Corridor

- a. Proposals for the regeneration of industrial land along the corridor of the Midland Metro Extension will be supported, including new employment development on vacant and underdeveloped land.
- b. Retail, residential, and mixed-use development will be encouraged in Wednesbury Town Centre, Great Bridge Town Centre and Owen Street District Centre in line with their position within the hierarchy of centres and the requirements of the relevant policies in the Centres chapter of the SLP.

Development within Regeneration Areas

8. Excluding West Bromwich (Policy SWB2) the regeneration areas will provide:
 - a. the principal locations for strategic employment areas;
 - b. high-quality employment areas to support the long-term success of Sandwell’s economy (Policy SEC2);
 - c. the main clusters of local employment land providing for local jobs (Policies SEC3 and SEC4);
 - d. the principal locations for new industrial and logistics development - providing at least 584ha of developable employment land to meet growth needs;

Policy SDS3 – Regeneration in Sandwell

- e. a minimum of 2,134 new homes (discounted) of mixed type and tenure in sustainable locations well-supported by community services and local shops, set within and linked by comprehensive networks of green infrastructure with cycling and pedestrian routes;
- f. investment in existing, new, and improved transportation infrastructure with a focus on public transport routes and hubs, to maximise their use by residents, workers and visitors;
- g. strong links with surrounding communities and the wider network of centres; and
- h. enhanced green infrastructure, including enhancements to nature conservation sites and wildlife habitats, new and improved green spaces, and new urban greening features (Policy SDS8).

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDS3	+	+	+	+	0	++	+	0	+	+	+	+	++	+

- F.3.3.1 Policy SDS3 identifies Regeneration Areas within Sandwell and sets out how specific areas will accommodate different types of development, infrastructure and investment. The policy outlines a minimum of 2,134 homes to be built within the Regeneration Areas and includes measures throughout the policy to encourage the reuse of previously developed land or vacant land, for both residential and employment purposes. A minor positive impact on housing provision (SA Objective 10) will be likely.
- F.3.3.2 Furthermore, a major positive impact is anticipated in terms of natural resources (SA Objective 6) and a minor positive impact on landscape (SA Objective 2), owing to the primary focus on regeneration of existing urban areas and high-quality design. There may be opportunities for sensitive heritage-led regeneration such as the “*historic Smethwick to Birmingham canal corridor*”, with a potential minor positive impact on cultural heritage (SA Objective 1).
- F.3.3.3 The policy states that the defined Regeneration Areas will provide high-quality employment land and will be the principal location for new industrial/logistics development, with likely benefits in terms of economic growth and providing opportunities for developing a skilled workforce. A major positive impact on the economy (SA Objective 13) and a minor positive impact on education (SA Objective 14) will therefore be likely.
- F.3.3.4 For the Regeneration Areas collectively, the policy encourages investment in transport infrastructure, especially public transport. Directing development to these areas will help to ensure that residents have good access to services including community services and local shops as well as employment and educational opportunities by foot or public transport and could see less reliance on private car use. The strategic distribution of development will therefore encourage active lifestyles and could contribute to reducing the overall carbon footprint of the borough. Overall, the policy could potentially have a minor positive

impact on climate change mitigation, pollution, transport and equality (SA Objectives 4, 7, 9 and 11).

F.3.3.5 The policy also states that development proposals will incorporate GI and green neighbourhoods which could potentially have a minor positive impact on biodiversity (SA Objective 3).

F.3.4 Policy SDS4 – Towns and local areas

Policy SDS4 – Towns and local areas

1. Towns and local communities outside West Bromwich and the regeneration areas identified in Figure 3 will provide:
 - a. 474 new homes delivered through:
 - i. the allocation of previously identified housing sites or ones submitted as part of a Call for Sites exercise¹;
 - ii. the repurposing of a small number of brownfield employment sites and other previously developed and surplus land for new housing;
 - iii. small-scale residential development opportunities in highly sustainable locations;
 - iv. housing renewal areas;
 - v. estimating the capacity of vacant retail floorspace;
 - b. Clusters of local employment land that provide land and premises to meet localised business needs.
 - c. Approximately 606ha of additional employment land to meet employment needs;
 - d. An integrated and (where possible) continuous network of green infrastructure and walking and cycling routes, as well as a network of centres, health, leisure, sports, recreation and community facilities; and
 - e. Improved access and infrastructure links between regeneration projects, local areas and West Bromwich, to allow related positive outcomes to be integrated into existing and newer communities.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDS4	0	0	+	+/-	0	+	0	0	+	+	+	+	+	0

F.3.4.1 Policy SDS4 requires land outside of the identified Regeneration Areas to provide approximately 606ha of employment land to meet local employment and business needs. The policy will therefore be expected to increase job provision in the towns and local communities, and result in a minor positive impact on employment (SA Objective 13).

F.3.4.2 The policy states that 474 homes will be delivered through the repurposing of brownfield employment sites and other previously developed sites, reducing the need for greenfield

¹ Submission of a site under the Call for Sites procedure does not indicate / guarantee its suitability for allocation.

land for development. New growth will also be directed to housing renewal areas, to upgrade the existing housing stock, with benefits to housing quality and wellbeing of residents. Therefore, it can be expected that Policy SDS4 will have a minor positive impact on natural resources, housing and equality (SA Objectives 6, 10 and 11).

F.3.4.3 Although the proposed housing renewal areas may provide opportunities to integrate energy efficient designs and other carbon-reducing measures, if this involves demolishing and rebuilding homes it could also release embodied carbon, the implications of which should be considered carefully. The overall impact on climate change mitigation is uncertain (SA Objective 4).

F.3.4.4 The policy will ensure that new development provides "*an integrated and (where possible) continuous network of green infrastructure and walking and cycling routes*". In addition, the policy states that integration of local facilities for health and leisure will be implemented. The combination of GI, active modes of travel and local facilities will be expected to result in benefits to public health and accessibility, as well as potentially improving ecological connectivity. Overall, the policy is identified to have minor positive impacts on biodiversity, transport and health (SA Objectives 3, 9 and 12).

F.3.5 Policy SDS5 – Achieving well-designed places

Policy SDS5 – Achieving well-designed places

1. A Design Code supplementary plan will be produced for Sandwell, reflecting local character and design preferences, and providing a framework for creating high-quality places.
2. The design of new development will be expected to adhere to the extant Design Code requirements once it is adopted; schemes that do not do so will be refused planning permission unless a reason for adopting a different approach can be clearly demonstrated and evidenced. In such cases, the proposed scheme should still accord with the requirements for good design set out in this and other relevant policies in the SLP².
3. New building designs will be sought that are appropriate to Sandwell and that are of a quality, size, scale and type that integrate well into their neighbourhood and make a positive contribution to the environment.
4. Innovative design will be received positively where it accords with the extant Design Code and other policies in this Plan. Development proposals should employ innovative design, materials and sustainable technologies in their schemes to deliver climate change mitigation and adaptation, and the Council will welcome schemes and projects using a climate-sensitive approach (Policies SDS2, SCC1 – SCC6).
5. All proposals will be required to demonstrate a clear understanding of the local and wider context, character, heritage and local distinctiveness of its location and show how development will make a positive contribution to place-making and environmental improvement, using design codes, design and access statements, planning statements and where necessary Heritage Assessments.
6. Where relevant, new development will be expected to conserve or enhance the setting and significance of heritage assets (Policies SHE1 – SHE4)

² See Policy SDM1 for further guidance on design in Sandwell.

Policy SDS5 – Achieving well-designed places

7. To facilitate permeability and accessibility, transport proposals of a high design quality and utility will be sought. These should:
 - a. include connections to and between transport hubs;
 - b. promote active travel;
 - c. ensure that transport and travel infrastructure make a positive contribution to place-making; and
 - d. increase connectivity for all modes of travel.
8. Development should contribute positively to creating high quality, active, safe and accessible places. Design approaches that will help contribute to healthier communities and reduce health inequalities should be incorporated in developments.
9. To support the development of safe neighbourhoods, ensure quality of life and community cohesion are not undermined and minimise the fear of crime, the design of new development should create secure and accessible environments where opportunities for crime and disorder are reduced or designed out.
10. An integrated and well-connected multifunctional open space network will be pursued throughout Sandwell (linking to opportunities in the wider Black Country where possible), including through the design and layout of new developments.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDS5	++	++	0	+	+	0	+	0	+	0	+	+	0	0

- F.3.5.1 Policy SDS5 seeks to ensure that all new developments within the Plan area are of high-quality design and have regard for the natural, built and historic environment.
- F.3.5.2 This policy will be likely to encourage climate change resilience and help reduce carbon emissions associated with development, due to the promotion of energy efficient design and support for an innovative “*climate-sensitive*” approach. The use of modern and sustainable technologies will be likely to have a minor positive impact on climate change mitigation and adaptation (SA Objectives 4 and 5).
- F.3.5.3 Policy SDS4 seeks to ensure that the development contributes to creating “*high quality, active, safe and accessible places*” in a bid to reduce health inequalities, improve social cohesion and reduce the fear of crime within the borough. Therefore, the policy will be likely to have a minor positive impact on equality (SA Objective 11).
- F.3.5.4 The policy requires that development facilitates transport of high-quality design that will contribute to greater accessibility. Well-designed transport infrastructure will include the promotion of active travel as well as increased connectivity of different travel modes. In addition, the policy seeks to produce “*an integrated and well-connected multifunctional open space network*”, which will facilitate active travel and provide open space for outdoor exercise and recreation. The measures outlined in the policy will encourage active

transport and less reliance on private car use, with benefits to carbon emissions, air pollution, congestion and public health. Overall, the policy is identified to have minor positive impacts on pollution, transport and public health (SA Objectives 7, 9 and 12).

- F.3.5.5 The policy states that development must demonstrate "*a clear understanding of the local and wider context, character, heritage and local distinctiveness of its location*", and positively contribute towards high quality design and placemaking. Furthermore, the policy states that "*new development will be expected to conserve or enhance the setting and significance of heritage assets*". A major positive impact in relation to the historic character and local landscape could be achieved (SA Objectives 1 and 2). It is recommended that stronger policy wording is used, such as to "*conserve and where possible enhance*" heritage assets and their setting, to more clearly set out the intention to secure benefits for the historic environment.

F.3.6 Policy SDS6 – Cultural facilities and the visitor economy

Policy SDS6 – Cultural facilities and the visitor economy

Development proposals

1. Cultural, tourist and leisure facilities within Sandwell will, wherever possible, be protected, enhanced and expanded (where appropriate) in partnership with key delivery partners and stakeholders.
2. Proposals for new development or uses that contribute to the attractiveness of Sandwell as a visitor destination (including for business tourism) will be supported in principle, subject to national guidance and the policy requirements set out elsewhere in this Plan.
3. Proposals for new cultural, tourist or leisure facilities or uses, or extensions to existing ones, should:
 - a. be of a high-quality design;
 - b. be highly accessible and sustainable, being located within centres wherever possible;
 - c. not adversely impact on residential amenity or the operation of existing businesses; and
 - d. be designed to be flexible, adaptable, and where possible be capable of alternative or community use.
4. Well-designed and accessible ancillary facilities in appropriate locations will be supported. Additional facilities within centres that support the visitor economy and business tourism sectors³ will be encouraged and promoted.
5. An assessment should be undertaken (as part of the design of new developments likely to attract large numbers of people) to demonstrate and document how potential security and crime-related vulnerabilities have been identified, assessed and where necessary, addressed in a manner that is appropriate and proportionate.
6. Development that would lead to the loss of an existing cultural / tourism facility in Sandwell will be resisted unless:
 - a. the intention is to replace it with a facility that will provide an improved cultural or tourist offer;
 - b. it can be demonstrated that there would be significant benefits to the local and wider community in removing the use and / or redeveloping the site; or

³ This will include the provision of hotels and other accommodation with strong links to key destinations and associated facilities.

Policy SDS6 – Cultural facilities and the visitor economy

- c. An appropriate contribution is made to support and sustain an alternative local cultural, tourist or leisure facility.

The Visitor Economy

7. The improvement and further development of visitor attractions will be supported where appropriate, to ensure that accessibility is maximised and to continue to raise the quality of the visitor experience throughout Sandwell. This can be achieved by:
 - a. enhancing / extending current attractions;
 - b. providing inclusive access, particularly within town centres;
 - c. enhancing the visitor experience; and
 - d. delivering necessary infrastructure.
8. Links should be made to town centres and those parts of Sandwell and beyond that are well-connected by public transport, considering the needs of business as well as leisure visitors, to encourage more sustainable local use of cultural and tourist attractions.
9. The canal network is also a significant visitor attraction within the Black Country, providing waterway links to Birmingham, Staffordshire, Worcestershire and beyond. Facilities adjoining and serving the canal network should be maintained and expanded to help provide a network of linked amenities and visitor hubs.
10. Physical and promotional links to visitor attractions close to Sandwell will be enhanced and encouraged, particularly in relation to Birmingham as a global city and a business economy destination.
11. Proposals for heritage-related tourism will be supported where they provide positive and sustainable opportunities for social, educational and / or economic activity; heritage assets forming part of a tourist attraction will be protected from development or new or intensified activities that would adversely impact on their significance and setting (Policy SHE2).

Cultural facilities and events

12. Libraries across Sandwell together act as one of the borough's main locations for the delivery of cultural events and activities (e.g., music, theatre, dance, poetry, literature). Their role as community venues should be maintained and supported as part of the wider cultural offer of the borough.
13. To ensure Sandwell can provide opportunities for growth in cultural activities and participation in them, the retention and protection of venues (including public houses and social or community hubs) providing performance spaces, recording facilities and practice amenities will be sought. The provision of new venues and facilities in sustainable and accessible locations will also be welcomed and supported, particularly within town centres, where they accord with other SLP policies (Policy SDM9).
14. In cases where new development could potentially prejudice the successful ongoing operation of an adjacent cultural / performance venue, the agents of change principle will be applied⁴.
15. The promotion and protection of attractions and events that represent and celebrate the wide cultural and ethnic diversity across Sandwell will be encouraged, including spectator sports and other activities.

⁴ Paragraph 187 of the NPPF (2023) states that both planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (e.g. places of worship, pubs, music venues and sports clubs). Unreasonable restrictions should not be placed on existing businesses because of development permitted after they were established.

Policy SDS6 – Cultural facilities and the visitor economy

This will include the protection of valuable cultural and religious buildings and the promotion of cultural, religious and community festivals on a Sandwell-wide basis in a range of suitable locations.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDS6	+	+	0	+	0	0	0	0	+	0	+	+	+	0

- F.3.6.1 Policy SDS6 aims to provide for the protection, enhancement, promotion, and expansion of cultural, tourist and leisure facilities within the borough. The policy will be likely to have a minor positive impact on the economy through the safeguarding and promotion of such sites and by enhancing the tourism potential of Sandwell (SA Objective 13).
- F.3.6.2 Alongside the delivery of highly accessible facilities and provision of local employment opportunities, various provisions within this policy will be expected to have benefits to the community and promote social inclusion. These include the promotion of *"opportunities for growth in cultural activities and participation in them, the retention and protection of venues (including public houses and social or community hubs)"* and *"the protection of valuable cultural and religious buildings and the promotion of cultural, religious and community festivals on a Sandwell-wide basis"*. A minor positive impact on equality will therefore be expected (SA Objective 11).
- F.3.6.3 The policy includes measures to improve the accessibility of the visitor facilities within the borough, enabled through delivering the necessary infrastructure to ensure links to centres that are well supported by public transport. The policy also identifies the importance of the canal network, where *"facilities adjoining and serving the canal network should be maintained and expanded to help provide a network of linked amenities and visitor hubs"*. Encouraging use of local attractions and facilitating sustainable access will encourage active travel and improve health of residents, and may further reduce the reliance on private car use. Therefore, the policy will be expected to have a minor positive impact on climate change mitigation, transport and health (SA Objectives 4, 9 and 12).
- F.3.6.4 The policy states that *"cultural, tourist and leisure facilities within Sandwell will, wherever possible, be protected, enhanced and expanded"*. This will be likely to help ensure developments are of high-quality design and create attractive areas. In addition, this policy aims to ensure *"heritage assets forming part of a tourist attraction will be protected from development or new or intensified activities that would adversely impact on their significance and setting"*. A minor positive impact on cultural heritage and landscape will be likely (SA Objectives 1 and 2).

F.3.7 Policy SDS7 – Sandwell’s Green Belt

Policy SDS7 – Sandwell’s Green Belt

1. Sandwell Council will maintain a defensible boundary⁵ around the Sandwell green belt, to help promote urban renaissance, to maximise its role in helping to mitigate climate change impacts and to support easy access to the countryside for residents.
2. Sandwell green belt’s nature conservation, landscape, heritage and agricultural value will be protected and enhanced.
3. Opportunities will be taken to improve the value and recreational role of the green belt in Sandwell Valley:
 - a. through improving safe accessibility for all users;
 - b. by providing facilities for active and passive recreation (if this preserves the openness of the Green Belt and does not conflict with the purposes of including land within it⁶);
 - c. by protecting tranquil areas and locations with ecological and historic value.
4. Extensions to existing buildings, the re-use of buildings⁷ or limited infilling / redevelopment / replacement of them within the footprint of an existing developed site within Sandwell’s Green Belt will be considered for approval provided:
 - a. extensions are not disproportionately over and above the size of the existing building(s) as originally constructed;
 - b. for replacement buildings, the new building is in the same use and not materially larger than the one it replaces;
 - c. the scale, materials and general design of the proposed development or redevelopment are in keeping with the character of the buildings and their surroundings and avoid greater impact and harm to the openness of the Green Belt; and
 - d. it does not lead to an increase in the developed proportion of the overall site.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDS7	+	+	0	0	0	+	0	0	0	0	0	+	0	0

F.3.7.1 Policy SDS7 aims to maintain a strong Green Belt boundary that will “*promote urban renaissance*” alongside aiding climate change mitigation and providing accessibility to the open countryside for residents of the borough. The policy aligns its aims with the purposes

⁵ The boundary of the Sandwell Green Belt is shown on the Policies Map.

⁶ Paragraph 154b (or any subsequent update) of the NPPF (January 2024).

⁷ Provided they are of permanent and substantial construction.

of the Green Belt as defined by the NPPF⁸; *“the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”*.

F.3.7.2 The policy states that *“Sandwell green belt’s nature conservation, landscape, heritage and agricultural value will be protected and enhanced”*. In addition, the policy seeks to utilise opportunities for the improvement of the Green Belt’s recreational role by improving accessibility, improving facilities for active and passive recreation, and protecting tranquil areas of ecological and historic value. The policy will therefore be likely to result in a minor positive impact on the conservation of heritage and landscape character (SA Objectives 1 and 2) and to human health and wellbeing in terms of improving opportunities for recreation and access to the countryside (SA Objective 12).

F.3.7.3 Policy SDS7 includes measures that promote the reuse of old buildings within the Green Belt, considered for development permitting that they follow the requirements of 4a, 4b, 4c and 4d of the policy. The policy promotes an efficient use of land and prevents the unnecessary loss of undeveloped land for built form. Therefore, the policy is identified to have a minor positive impact on natural resources (SA Objective 6).

F.3.8 Policy SDS8 – Green and blue infrastructure in Sandwell

Policy SDS8 – Green and blue infrastructure in Sandwell

1. The Council will support a strategic approach to green and blue infrastructure by:
 - a. working with relevant partners to prepare, adopt and implement a Green Infrastructure Strategy for the borough;
 - b. planning, designing and managing green infrastructure in an integrated way to achieve multiple benefits;
 - c. identifying key green infrastructure assets, their current function and their potential future contributions;
 - d. identifying opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.
2. Sandwell’s green and blue infrastructure networks, including open spaces, green spaces, nature conservation sites, parks and gardens (including registered parks and gardens), habitats, rivers, canals, other waterways, trees and green features, should be enhanced where possible (Policies SNE1 – SNE6, SHE1 – SHE4).
3. Development in Sandwell will be expected to maintain and where possible enhance the existing network of green infrastructure across the borough, particularly in relation to its contribution to meeting the social and health-related needs of Sandwell’s populations (Policies SHW1 – SHW6).
4. Major developments will be required to ensure green spaces and urban greening features (including tree planting, vegetation, gardens, green roofs and green walls, sustainable drainage systems, etc.) are planned, designed and managed in an integrated way so that they deliver multiple climate change and environmental benefits over the lifetime of the development (Policies SDS2, SCC1 – SCC6).

⁸ Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 26/04/24]

Policy SDS8 – Green and blue infrastructure in Sandwell

5. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigate or compensate for this loss and ensure that the ecosystem services of the area are retained (Policy SNE2).
6. Major developments will be expected to maximise opportunities for enhancing existing green spaces and waterways by incorporating appropriate urban greening to improve the visual quality and ecological functions of the site.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDS8	+	+	+	+	+	0	+	0	0	0	0	+	+	0

F.3.8.1 Policy SDS8 outlines the requirements of developments to incorporate GI and blue infrastructure (BI) and how this will embed into the wider GI and BI network across the borough. The intention to prepare a GI Strategy for the borough is also set out in the policy.

F.3.8.2 The policy identifies that the various GI and BI assets throughout the borough *"should be enhanced where possible"* and that *"major developments will be expected to maximise opportunities for enhancing existing green spaces and waterways"*. Providing green spaces will help to enhance the appearance and character of the public realm and additionally provide health benefits through the provision of open and green spaces⁹. Therefore, the policy will be expected to have a minor positive impact on landscape and human health and wellbeing (SA Objectives 2 and 12).

F.3.8.3 The GI and BI network within the borough include *"open spaces, green spaces, nature conservation sites, parks and gardens (including registered parks and gardens), habitats, rivers, canals, other waterways, trees and green features"*; enhancement of these features will benefit the borough's biodiversity and could also potentially enhance ecosystem services, including carbon storage, natural cooling, filtration of pollutants and reduce surface water run-off rates. The policy will be expected to have a minor positive impact on biodiversity, climate change mitigation, adaptation and pollution (SA Objectives 3, 4, 5 and 7). Minor positive effects could also be seen in relation to the conservation and enhancement of cultural heritage assets, where these contain GI and BI features (SA Objective 1).

F.3.8.4 Furthermore, the protection and creation of GI/BI provides the opportunity to improve the local economy through the enhancement of the local environment, increasing property

⁹ Houlden, V., Weich, S. and Jarvis, S. (2017) A cross-sectional analysis of green space prevalence and mental wellbeing in England

values, attracting inward investment, and potentially supporting economic growth. A minor positive impact on the local economy (SA Objective 13) could therefore be achieved.

F.4 Sandwell’s Natural and Historic Environment

F.4.1 Policy SNE1 – Nature conservation

Policy SNE1 – Nature conservation

1. Development will not be permitted where it would, alone or in combination with other plans or projects, have an adverse impact on the integrity of an internationally designated site, such as Cannock Chase Special Area of Conservation or Fens Pools Special Area of Conservation.
2. Development will not be permitted where it would harm nationally (Sites of Special Scientific Interest and National Nature Reserves) or regionally (Local Nature Reserves and Sites of Importance for Nature Conservation) designated nature conservation sites.
3. Species that are legally protected, in decline, are rare within Sandwell / the Black Country or that are covered by national, regional, or local Biodiversity Action Plans will be protected when development occurs in accordance with Part I of the Wildlife and Countryside Act 1981.
4. Where, exceptionally, the strategic benefits of a development clearly outweigh the importance of a local nature conservation site (Sites of Local Importance for Nature Conservation), species, habitat or geological feature, damage must be minimised. Any remaining impacts, including any reduction in area, must be fully mitigated. A mitigation strategy must accompany relevant planning applications. Compensation will only be accepted in exceptional circumstances.
5. The movement of wildlife within Sandwell and into / out of adjoining areas, through both linear habitats (e.g., wildlife corridors) and the wider urban matrix (e.g., stepping-stone sites) should not be impeded by development. Developers must take account of the Local Nature Recovery Strategy (Policy SNE2) when preparing their schemes and should plan for the maintenance and where possible enhancement of such linkages.
6. Details of how improvements (appropriate to their location and scale) will contribute to the natural environment, and their ongoing management for the benefit of biodiversity and geodiversity, will be expected to accompany planning applications. Adequate information must be submitted with applications for proposals that may affect any designated site or important habitat, species, or geological feature, to ensure that the likely impacts of the proposal can be fully assessed. Where the necessary information is not made available, there will be a presumption against granting planning permission.
7. Over the plan period, Sandwell will update evidence on designated nature conservation sites and Local Nature Reserves as necessary in conjunction with the Local Sites Partnership and Natural England and will amend existing designations in accordance with this evidence. Consequently, sites may receive new, or increased, protection over the Plan period.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SNE1	0	+	++	+	+	0	+	0	0	0	0	+	0	0

F.4.1.1 Policy SNE1 aims to protect, conserve, and enhance the biodiversity assets within the borough, from internationally designated to locally protected sites. Alongside the requirements of the policy to improve the biodiversity assets within the borough, including the management and connectivity of these assets, the policy also outlines requirements for development proposals that could result in adverse impacts on biodiversity. The policy states that *"a mitigation strategy must accompany relevant planning applications"* and additionally *"adequate information"* is required alongside planning applications to ensure potential impacts are fully assessed. The policy also requires developers to accommodate the Local Nature Recovery Strategy in preparation of their schemes, which should *"plan for the maintenance and where possible enhancement of such linkages"*. Overall, the policy is identified to have a major positive impact on biodiversity (SA Objective 3).

F.4.1.2 The biodiversity assets outlined in the policy, including designated sites and other wildlife habitats, often make up key characteristics of the surrounding landscape, and through protection and enhancement of these assets it will be expected to benefit the local character and visual amenity. The protection of open spaces and the natural environment will likely improve the health and mental wellbeing of residents, who will be provided with improved access to nature and opportunities for physical activity. The policy will therefore be expected to have a minor positive impact on the local landscape and health of residents (SA Objectives 2 and 12).

F.4.1.3 The biodiversity assets that will be protected and enhanced by Policy SNE1 will contribute to ecosystem services. Such ecosystem services include carbon storage, flood risk reduction, filtering of air pollutants and nutrient cycling. Therefore, a minor positive impact on climate change mitigation, climate change adaptation and pollution will be expected (SA Objectives 4, 5 and 7).

F.4.2 Policy SNE2 – Protection and enhancement of wildlife habitats

Policy SNE2 – Protection and enhancement of wildlife habitats

Biodiversity Net Gain

- All development proposals in Sandwell shall deliver a minimum 10% net gain in biodiversity value when measured against baseline site information. Where achievable, a higher net gain may be agreed. Losses and gains will be calculated using the extant national Biodiversity Metric¹⁰.
- Biodiversity net gain must be provided in line with the following principles:

¹⁰ BNG is measured using the current (or any subsequent updated) version of the Biodiversity Metric Calculation Tool. Natural England has published detailed guidance on how to use the metric.

Policy SNE2 – Protection and enhancement of wildlife habitats

- a. there will be a requirement for on-site habitat provision / enhancement wherever practicable, followed by improvements to sites within the local area, and then other sites elsewhere within Sandwell;
 - b. where off-site measures are needed to meet biodiversity net gain requirements, it is expected that the off-site habitat enhancement or creation will be located as close to the development site as possible;
 - c. the maintenance and enhancement of the ability of plants and animals (including pollinating insects) to move, migrate and genetically disperse across Sandwell and the wider Black Country must be supported; and
 - d. the provision / enhancement of priority habitats identified at the national, regional, or local level, will be supported, particularly where those habitats are currently scarce in Sandwell.
3. Compensation in the form of national biodiversity credits will only be accepted as a fall-back if mitigation is not possible within the development site boundary, elsewhere in its immediate vicinity or in the wider Sandwell area.
 4. Provision of on- or off-site compensation should not adversely impact on existing alternative / valuable habitats in those locations, nor on areas identified as heritage assets or that are considered highly likely to contain unrevealed archaeological assets. Compensatory works on them should be established via a legal agreement or be under way prior to the related development being undertaken.
 5. Monitoring of BNG compensation measures will be required to ensure its successful delivery, with further compensation being required in the event of initial measures being ineffective. Ongoing management of any new or improved BNG habitats together with monitoring and reporting will need to be planned for and funded for 30 years by developers, using a Conservation Covenant or s106 agreement as necessary.
 6. Sandwell Council has identified the following site(s) as suitable for the provision of biodiversity units to developers unable to provide a minimum 10% net gain on their own sites (see Appendix A and evidence base):

Policy SNE2 – Protection and enhancement of wildlife habitats

Location	Potential project types	Baseline units	Potential uplift units (%)
Hill House Farm	Large areas of 'modified grassland' within the site that could be improved to 'other neutral grassland' of good condition. The current land use may have to be adapted to accommodate these changes (arable). There is potential for uplift in other habitats on site.	241.73	+255.87 (105.85)
Hill Farm Bridge Fields	Vary sward height and increase species diversity to improve the condition of the grasslands. Condition of the woodland can be improved through introduction of deadwood and management of habitat regeneration.	181.24	+65.90 (36.36)
Menzies Open Space	Woodland improvement, some grassland improvement Areas of 'other neutral grassland' can provide uplift. Site contains a pond (non-priority). There is potential to create more uplift by improving the condition of the pond from poor to good.	157.4	+42.28 (26.86)
Tibbington Open Space (The Cracker)	Some grassland management / improvement, woodland improvement Relatively large areas of woodland offer strong uplift potential. 'Other neutral grassland' habitats and the parkland habitat both provide uplift opportunities.	90.57	+32.91 (36.17)
Warrens Hall Park Strategic Open Space	Woodland improvement, some grassland improvement	211.70	+26.93 (12.72)
Tividale Park	Scrub species and structural improvement, tree and woodland improvement	49.65	+10.39 (20.92)

NOTE: Developers are not required to buy units on Council-owned sites; other public or private landowners may also provide them elsewhere in Sandwell.

Local Nature Recovery Strategy

7. All development should help deliver the Local Nature Recovery Strategy in line with the following principles:
 - a. take account of where in the Local Nature Recovery Network the development is located and deliver benefits appropriate to that zone, in accordance with section 2d above;
 - b. follow the mitigation hierarchy of avoidance, mitigation and compensation, and provide for the protection, enhancement, restoration and creation of wildlife habitat and green infrastructure;
 - c. follow the principles of Making Space for Nature - recognise that spaces are needed for nature and that these should be of sufficient size and quality and must be appropriately connected to other

Policy SNE2 – Protection and enhancement of wildlife habitats

areas of green infrastructure, to address the objectives of the local Nature Recovery Network Strategy.

8. Priority locations for habitat creation and enhancement are as shown on the Sandwell Local Nature Recovery Strategy map (Appendix A). Development sites within the identified zones will be expected to contribute towards the creation of appropriate habitat linkages and types to support those priority areas.
9. Development should be designed to protect and enhance existing habitats and ecological networks, including wildlife corridors and stepping stones. Development should minimise any potential disturbance to species and habitats, including from site lighting.

Local opportunities for habitats and wildlife

10. All development shall secure the eradication of invasive species within site boundaries, where opportunities to do so arise.
11. All major development proposals with an eaves height or roof commencement height of 5m and above are required to provide integrated swift nesting bricks for various species of small birds, and / or bat boxes as appropriate, to help preserve endangered fauna and support urban biodiversity in Sandwell.
12. All applicants, including those undertaking householder schemes and smaller-scale developments are asked to consider including additional enhancement opportunities for wildlife and conservation in their proposals; the Council will consider such contributions positively when determining planning applications.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SNE2	0	+	++	+	+	0	+	0	0	0	0	+	0	0

F.4.2.1 Biodiversity Net Gain (BNG) is a requirement of the Environment Act 2021¹¹, with Schedules 14 and 15 requiring all development under the Town and County Planning Act¹² to deliver at least 10% BNG from the 12th February 2024. Goal 1 of the Environmental Improvement Plan (EIP) promotes BNG to ensure thriving plants and wildlife and that development leaves habitats in a better state for wildlife than before¹³. The NPPF¹⁴ requires Local Planning Authorities (LPAs) when making plans and determining planning

¹¹ The Environment Act 2021. Available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents> [Date accessed: 26/04/24]

¹² The Town and County Planning Act 1990. Available at: <https://www.legislation.gov.uk/ukpga/1990/8/contents> [Date accessed: 26/04/24]

¹³ DEFRA (2023) Environmental Improvement Plan 2023: First Revision of the 25 Year Environment Plan. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan> [Date accessed: 26/04/24]

¹⁴ Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf [Date accessed: 26/04/24]

applications to deliver BNG stating that they must “*secure measurable net gains for biodiversity*”.

- F.4.2.2 Policy SNE2 aligns with current statutory requirements and requires development to deliver a minimum 10% BNG. Where uplift is not possible on-site, SMBC has identified sites and recorded these on the national register as suitable for the provision of off-site biodiversity units. This will help to secure BNG in line with the mitigation hierarchy and also ensure that off-site BNG aligns with SMBC’s priorities and will benefit the residents of Sandwell.
- F.4.2.3 The Environment Act 2021 made Local Nature Recovery Networks (LNRN) mandatory. These aim to target action and investment in nature locally and will cover the whole of England. Policy SNE2 requires development proposals to help deliver the LNRN and “*to protect and enhance existing habitats and ecological networks, including wildlife corridors and stepping stones*”.
- F.4.2.4 Overall, a major positive impact on biodiversity is anticipated as a result of the policy (SA Objective 3).
- F.4.2.5 BNG has potential to contribute towards improved air quality due to the increased uptake of carbon dioxide and filtration of pollutants associated with road transport, which could potentially help to reduce residents’ exposure to air pollution. Furthermore, due to this enhanced carbon storage capacity, this policy may help to mitigate anthropogenic climate change. BNG uplift could also help to promote climate resilience and provide improved habitat coverage and connectivity to allow wildlife to adapt to climate change. A minor positive impact on the climate change mitigation, adaptation and pollution objectives will therefore be expected (SA Objectives 4, 5 and 7).
- F.4.2.6 Enhanced biodiversity and green cover across the borough will also be likely to have positive impact on residents’ wellbeing through providing increased access to a diverse range of natural habitats, which is known to be beneficial for mental and physical health¹⁵. A minor positive impact on human health and wellbeing will therefore be expected (SA Objective 12).
- F.4.2.7 Furthermore, the enhancement of the green network could potentially provide opportunities to safeguard and improve the character and appearance of local landscapes and townscapes and create more pleasant outdoor spaces for both people and wildlife. This will be likely to result in a minor positive impact on the local landscape quality (SA Objective 2).

F.4.3 Policy SNE3 – Provision, retention and protection of trees, woodlands and hedgerows

Policy SNE3 – Provision, retention and protection of trees, woodlands and hedgerows

Retention and protection of ancient woodland and veteran or ancient trees

¹⁵ Houlden, V., Weich, S. and Jarvis, S. (2017) A cross-sectional analysis of green space prevalence and mental wellbeing in England

Policy SNE3 – Provision, retention and protection of trees, woodlands and hedgerows

1. Development that would result in the loss of or damage to ancient woodland and / or ancient or veteran trees will not be permitted.
2. Development adjacent to ancient woodland and / or groups of ancient or veteran trees will be required to provide an appropriate landscaping buffer, with a minimum depth of 15m and a preferred depth of 50m.
3. Provision should be made for the protection of individual veteran or ancient trees likely to be impacted by development, by providing a buffer around such trees of a minimum of 15 times the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times its diameter.

Habitat Creation

4. Opportunities for increasing tree cover across Sandwell through habitat creation and the enhancement of ecological networks, including connecting areas of ancient woodland, should be maximised in public and private sector development layouts and landscaping, particularly through biodiversity net gain and nature recovery network initiatives (Policy SNE2).
5. Replacement trees must not be planted in locations where they would impact on sites identified / designated as ecologically important unless this has been specifically agreed with the Council.

Shading and air quality issues

6. New houses and other buildings must be carefully designed and situated to prevent an incompatible degree of shade¹⁶ being cast on them by both existing and new trees, which might generate subsequent pressure for the trees to be removed.
7. The positioning of trees in relation to streets and buildings should not worsen air quality for people using and living in them. Care should be taken when choosing and positioning new street trees, and designing streets and buildings, to allow for street-level ventilation to occur and to avoid trapping pollution between ground level and tree canopies (Policy SHW3).

Canopy cover

8. The planting of new, predominantly native, trees and woodlands will be sought¹⁷ in appropriate locations, to increase the extent of canopy cover in Sandwell by around 6% by 2030, in line with the Council's Tree Strategy.
9. Tree planting on major development sites should contribute to a minimum of 20% canopy cover (calculated by considering both the current level of canopy cover on a site and identifying the likely contribution made once new trees have established and matured) and a recommended level of 30% canopy cover across the site¹⁸, especially in areas where evidence demonstrates that current levels of canopy cover are lower than the local average.

¹⁶ This will be in the context of the requirements outlined in policies elsewhere in this plan on the role of trees in mitigating climate change and providing appropriate levels of shade and cooling.

¹⁷ Where possible and in most cases, replacement trees should be UK and Ireland sourced and grown, to help limit the spread of tree pests and diseases, while supporting regional nurseries when acquiring them.

¹⁸ Emergency Tree Plan for the UK – The Woodland Trust 2020

Policy SNE3 – Provision, retention and protection of trees, woodlands and hedgerows

10. Development proposals should use large-canopied species where possible¹⁹, as they provide a wider range of health, biodiversity and climate change mitigation and adaptation benefits because of their larger surface area; they will also make a positive contribution to increasing overall canopy cover²⁰ within Sandwell, as set out in the Sandwell Tree Strategy.

Trees and Design

11. Development proposals should be designed around the need to incorporate trees already present on sites, using sensitive and well-designed site layouts to maximise their retention. Existing mature and healthy trees²¹, trees that are ecologically important, and ancient / veteran trees should be retained and integrated into landscaping schemes, recognising the important contribution they make to the character and amenity²² of a development site and to local biodiversity networks.
12. For every tree removed from a development site, a minimum of three replacement trees will be required to be planted, in accordance with the Council's aim to increase tree canopy cover across the district by 6% and to ensure that the minimum requirement of 10% biodiversity net gain is met and preferably exceeded.
13. The species, eventual size and amenity value of replacement trees must be commensurate with the size, stature, rarity, and / or public amenity of the tree(s) to be removed. Where trees to be replaced form a group of amenity value (rather than individual specimens), replacements must also be in the form of a group commensurate with the area covered, size and species of trees and established quality of the original group. Where possible, they must be planted in a position that will mitigate the loss of visual amenity associated with the original group.
14. Where planning permission has been granted that involves the removal of trees, suitable replacement trees must be provided onsite. Where sufficient suitable onsite replacements cannot be provided, off-site planting or woodland enhancement, including support for natural regeneration, in the near vicinity of the removed tree(s) must be provided, in line with the mitigation hierarchy set out in Policy SNE2.
15. Where new trees are to be planted on a development site, the species of trees and their location within the site should be informed by a site-specific survey carried out by a qualified ecologist / arboriculturalist²³.

¹⁹ Taking into account the requirements of points 6 and 7 of this policy

²⁰ The area of ground covered by trees when seen from above.

²¹ Health and status as assessed in a report produced by an accredited arboriculturalist

²² National planning guidance identifies trees worthy of retention on amenity grounds (through use of a TPO) as those that are visible in part or whole from a public place and / or those with individual, collective and wider impact (in terms of size, form, future potential, rarity, cultural / historic value, landscape contribution and / or contribution to a conservation area). Other factors such as value for nature conservation and climate change may also be considered.

²³ An arboricultural survey, carried out to the appropriate standard BS5837:2012 (BS5837:2012 - Trees in relation to Design, Demolition and Construction, BSI: London) should be undertaken and used to inform a proposal's layout at the beginning of the design process.

Policy SNE3 – Provision, retention and protection of trees, woodlands and hedgerows

16. New trees on development sites should be planted in accordance with arboricultural best practice, including the use of suitably-sized planting pits²⁴, supporting stakes, root barriers, underground guying, and appropriate protective fencing during the construction phase.

Hedgerows

17. There will be a presumption against the wholesale removal of hedgerows for development purposes, especially where ecological surveys have identified them to be species-rich and where they exist on previously undeveloped land.

18. New hedgerows will be sought as part of site layouts and landscaping schemes.

19. Protection of existing hedgerows before and during development must be undertaken.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SNE3	0	+	+	+	+	+	+	0	0	0	0	+	0	0

F.4.3.1 Policy SNE3 aims to create, retain and protect trees, woodlands and hedgerows, including ancient trees, ancient woodlands and veteran trees across the Plan area. Where the loss of a tree is unavoidable, this policy requires the planting of at least three appropriate trees in replacement of every tree lost, ideally native species. The policy seeks to meet aims of increasing the canopy cover of the borough by 6% to contribute to BNG requirements. Ecological surveys will also be required to identify the ecological importance of hedgerows, and to ensure new trees are planted in appropriate locations. This will be expected to help prevent the inappropriate loss of vegetation. Trees, woodlands and hedgerows support a vast array of important flora and fauna and can serve as useful connecting habitats to facilitate the movement of species. Therefore, this policy will be expected to result in a minor positive impact on biodiversity (SA Objective 3).

F.4.3.2 The retention and enhancement of trees and woodland supported under this policy will be likely to boost the natural carbon sink and air filtration ecosystem services provided by trees and vegetation. This could also potentially help to reduce residents’ exposure to air pollution, for example through the filtration or buffering of emissions associated with road transport. Furthermore, due to the enhanced carbon storage capacity tree planting will likely provide, this policy could potentially contribute towards mitigating anthropogenic climate change. A minor positive impact on the climate change mitigation and pollution objectives will therefore be expected (SA Objectives 4 and 7). This could also help to improve the respiratory health of residents and provide opportunities for integrating green spaces amongst development for recreation. Access to a diverse range of natural habitats

²⁴To allow for an appropriate volume of soil in which to develop a viable root system and to prevent future stress that might affect the trees’ long-term health and lifespan.

is also expected to benefit mental wellbeing. Therefore, a minor positive impact will also be expected in terms of public health (SA Objective 12).

F.4.3.3 Trees serve an important role in protecting soil from erosion as a result of rainfall and surface water runoff, due to the stabilisation provided by roots and interception of rainfall by foliage. Through conserving and enhancing tree coverage across the Plan area, this policy will help to increase the area and connectivity of GI with benefits for climate change adaptation (SA Objective 5), and will be likely to help preserve soils resulting in a minor positive impact on natural resources (SA Objective 6).

F.4.3.4 Furthermore, trees, woodlands and hedgerows can be a useful tool to help integrate new development into the existing landscape character, for example, in terms of protecting or enhancing views, or providing visual interest. Therefore, this policy could potentially result in minor positive impact to the local landscape (SA Objective 2).

F.4.4 Policy SNE4 – Geodiversity and the Black Country UNESCO Global Geopark

Policy SNE4 – Geodiversity and the Black Country UNESCO Global Geopark

1. Development proposals in Sandwell will not be supported where they would have significant adverse impact on Black Country UNESCO Global Geopark geosites, except:
 - a. where suitable mitigation and / or compensation is provided to address the adverse impacts of the proposed development;
 - or
 - b. where any residual harm following mitigation / compensation, along with any other harm, is clearly outweighed by the benefits of the development.
2. Development proposals in Sandwell should:
 - a. wherever possible, make a positive contribution to the protection and enhancement of geodiversity within the boundaries of the Black Country UNESCO Global Geopark and in relation to the geosites identified within it;
 - b. give locally significant geological sites²⁵ a level of protection commensurate with their importance;
 - c. consider, and avoid any disruption to, the importance of the inter-connectivity of greenspace and public access between geosites within the boundary of the Black Country UNESCO Global Geopark;
 - d. ensure geological sites of importance²⁶ are clearly identified where they are within or close to development proposals;
 - e. make it easy to access geoheritage features – including temporary exposures – for research and educational purposes; and / or
 - f. enable access to records and samples as part of local and national geological record keeping.

²⁵ Many of which are identified as Sites of Local Importance for Nature Conservation (SLINCs) or Sites of Importance for Nature Conservation (SINCs), and / or lie within areas of significant historic value, such as conservation areas, registered parks and gardens or other parts of the Black Country's historic landscape.

²⁶ Statutory designations and sites of local importance such as SINCs and SLINCs with a geological component

Policy SNE4 – Geodiversity and the Black Country UNESCO Global Geopark

- Where necessary, conditions will be put in place on approvals for planning permission to ensure appropriate monitoring is undertaken and to make sure mitigation, compensation and offsetting is delivered effectively.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SNE4	+	+	+	0	0	0	0	0	0	0	0	0	+	+

F.4.4.1 Policy SNE4 will help to protect and enhance geodiversity sites across the borough. The Black Country UNESCO Global Geopark is of particular importance. Development proposals which could potentially result in an adverse impact on geodiversity sites of international or national importance will be resisted. This policy will be likely to have a minor positive impact on local geodiversity (SA Objective 3). Sites of geological importance are often strongly linked to the surrounding local landscape and historic features, including the industrial heritage within Sandwell. By protecting local geodiversity, this policy will also be expected to have a minor positive impact on cultural heritage and the local landscape (SA Objectives 1 and 2).

F.4.4.2 The protection and enhancement of geologically important sites including the UNESCO Global Geopark will be likely to have benefits to tourism in the area, and therefore, have a minor positive impact on the local economy (SA Objective 13). Furthermore, sustainable tourism, outdoor learning and education are major themes of the Geopark²⁷. Policy SNE4 states that development proposals in Sandwell should *"make it easy to access geoheritage features – including temporary exposures – for research and educational purposes"* which could potentially lead to a minor positive impact on education (SA Objective 14).

F.4.5 Policy SNE5 – The Rowley Hills

Policy SNE5 – The Rowley Hills

- The strategic importance of the Rowley Hills to the character and amenity of Sandwell and the wider Black Country is derived from their prominent location, open appearance and importance for the natural environment and recreation, which will be defended from the incursion of built development or other inappropriate uses.
- Development will not be permitted within the Rowley Hills Strategic Open Space that would impact on any of the following valued qualities, which include natural, cultural, historic, perceptual and aesthetic aspects:

²⁷ Black Country Geopark (2021) Black Country Geopark – Education, Events & Sustainable Tourism. Available at: <https://blackcountrygeopark.dudley.gov.uk/education/> [Date accessed: 26/04/24]

Policy SNE5 – The Rowley Hills

- a. an open and undeveloped skyline;
- b. expansive panoramic views into and out of the strategic open space;
- c. wildlife habitats that support biodiversity;
- d. ecological and geological designations;
- e. historic character, including non-designated heritage assets and features and the heritage components of landscape;
- f. areas of relative tranquillity;
- g. the setting of designated heritage assets;
- h. multi-functional green infrastructure assets;
- i. highly valued open spaces for informal recreation.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SNE5	+	++	++	0	+	0	+	0	0	0	0	+	0	0

- F.4.5.1 Policy SNE5 aims to protect the Rowley Hills from inappropriate development that would lead to the loss of valued qualities that contribute towards the local landscape character. The policy ensures that development will not impact *"expansive panoramic views into or out of the strategic open space"* and additionally not permit development that will affect the open and undeveloped skyline. The policy will be expected to have a major positive impact on safeguarding and protecting the local landscape character and visual amenity of the area (SA Objective 2).
- F.4.5.2 Policy SNE5 will also help to reduce noise pollution by preventing development that will impact *"areas of relative tranquillity"*. Therefore, a minor positive impact on noise pollution is identified (SA Objective 7).
- F.4.5.3 The policy includes measures that protect local wildlife and biodiversity, resisting development that would impact both ecological and geological designations and habitats that support local biodiversity. Furthermore, the policy includes measures to prevent impacts upon *"multi-functional green infrastructure assets"* and *"highly valued open spaces"*. Overall, the policy is identified to have a major positive impact on biodiversity (SA Objective 3), and a minor positive impact on protecting GI assets and the health and wellbeing of residents, increasing access to open space and improving climate change resilience (SA Objectives 5 and 12).
- F.4.5.4 Policy SNE5 additionally includes measures to ensure designated heritage assets are not impacted by proposed development including their settings. Therefore, the policy will be expected to have a minor positive impact on the conservation of cultural heritage (SA Objective 1).

F.4.6 Policy SNE6 – Canals

Policy SNE6 – Canals

1. Sandwell’s canal network comprises the canals and their surrounding landscape corridors, designated and non-designated heritage assets, character, settings, views and interrelationships.
2. All development proposals likely to affect the canal network²⁸ must:
 - a. demonstrate that they will not adversely affect the structural integrity of canal infrastructure²⁹ to avoid increased flood risk, land instability and / or harm to the usability of the canal (including its towpath) as a green-blue infrastructure asset;
 - b. ensure that any proposals for reinstatement or reuse would not adversely impact on locations of significant environmental value where canals are not currently navigable;
 - c. protect and enhance its special historic, architectural, archaeological, and cultural significance and its setting, including the potential to record, preserve and restore such features;
 - d. protect and enhance its nature conservation value including habitat creation and restoration along the waterway and its surrounding environs;
 - e. protect and enhance its visual amenity, key views and setting; and / or
 - f. protect and enhance water quality in the canal and protect water resource availability both in the canal and the wider environment.
 - g. reinstate, introduce and / or upgrade towpaths, including through the introduction of suitably designed and sized wayfinding information, and link them into high quality, wider, integrated pedestrian and cycle networks (including through the creation of new links and access points onto and across the canal network), particularly where they can provide improved access to transport hubs, centres and opportunities for employment to be delivered through the reasonable use of planning conditions or S106 / CIL obligations.
 - h. consider where appropriate the use of canals for surface water management purposes, if SuDS and other mitigation measures are built into a scheme in the vicinity.
3. Where opportunities exist, all development proposals within the canal network must:
 - a. support and complement its role in providing opportunities for leisure, recreation and tourism activities and in the delivery of the wider well-being agenda;
 - b. enhance and promote opportunities for off-road walking, cycling, and boating access, including for small-scale commercial freight activities;
 - c. protect and enhance the historical, geological, and ecological value of the canal network and its associated infrastructure;
 - d. relate positively to the adjacent waterway by promoting high-quality design, including active frontages onto the canal and improving the public realm;
 - e. incorporate crime prevention measures such as Secured by Design principles to reduce crime and anti-social behaviour along the canal network and towpaths;

²⁸ Further advice on canal-adjacent or related development can be obtained from the Canal and River Trust - <https://canalrivertrust.org.uk/specialist-teams/planning-and-design/our-statutory-consultee-role/what-were-interested-in/pre-application-advice>

²⁹ Including (but not limited to) waterway walls, embankments, cuttings, locks, culverts, weirs, aqueducts, tunnels and bridges

Policy SNE6 – Canals

- f. include a management plan where appropriate to ensure any new planting does not provide concealment or facilitate illegal access to boats, property or premises;
 - g. integrate sensitively with the canal and any associated canal-side features and, where the chance to do so arises, incorporate canal features into the new development;
 - h. explore opportunities associated with alternative or new uses for the canals and their towpaths, such as to help mitigate the effects of climate change or support the delivery of fibre networks and communications technology (Policy SID1, Policy SCC3);
 - i. facilitate continued access to privately-owned waterways assets for inspection and maintenance purposes.
4. Development proposals must be supported by evidence that the above factors have been fully considered and properly incorporated into their design and layout.
 5. Where proposed development overlays any disused canal features, the potential to record, preserve and restore such features must be fully explored unless canals have been removed in their entirety.
 6. Development on sites that include sections of disused canals should protect the line of the canal through the detailed layout of the proposal.
 7. Development will not be permitted that would sever the route of a disused canal or prevent the restoration of a canal link where there is a realistic possibility of restoration, wholly or in part.
 8. Proposals must safeguard the amenity of existing residential moorings when planning consent is sought on sites adjacent to them.

Residential Canal Moorings

9. For residential moorings, planning consent will only be granted for proposals that include the provision of:
 - a. all necessary boating facilities;
 - b. appropriate access to cycling and walking routes; and
 - c. an adequate level of amenity for boaters, not unduly impacted upon by reason of noise, fumes or other nearby polluting activities.
10. In determining a planning application for residential moorings, account will be taken of the effect that such moorings and their associated activities may have on the amenities or activities of nearby residential or other uses. Proposals for moorings near existing uses that currently generate potentially adverse amenity impacts, e.g., fumes or noise, will need to demonstrate that they have taken these aspects into consideration and can provide suitable levels of mitigation for incoming residents, in accordance with the 'agent of change' principles.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SNE6	+	+	+	0	+	0	+	0	+	+	+	+	+	0

- F.4.6.1 Policy SNE6 aims to protect and enhance the borough's canal network. The policy also requires development proposals to seek to reinstate and/or upgrade towpaths and link them into high-quality, wider pedestrian and cycle networks. This will help to ensure the canal network remains functional across the Plan area, with minor positive impacts in regard to transport and accessibility (SA Objective 9). Furthermore, enhancing the canal towpath network for use by pedestrians and cyclists, and ensuring they incorporate crime prevention measures, could potentially encourage more people to participate in outdoor exercise and active travel, resulting in a minor positive impact on equality and physical and mental health (SA Objectives 11 and 12).
- F.4.6.2 Sandwell's canal network forms an important biodiversity, amenity and cultural heritage asset. Policy SNE6 requires development proposals to protect and enhance the canals "*special historic, architectural, archaeological and cultural significance and its setting*", "*nature conservation value including habitat creation and restoration*", "*visual amenity, key views and its setting*" and "*water quality*". These requirements will be likely to result in minor positive impacts in relation to cultural heritage, landscape, biodiversity and pollution (SA Objectives 1, 2, 3 and 7).
- F.4.6.3 Furthermore, the policy recognises the role the canal network can play in surface water management, encouraging the incorporation of Sustainable Drainage Systems (SuDS) and other mitigation measures where possible. A minor positive impact on climate change adaptation could therefore be achieved (SA Objective 5).
- F.4.6.4 The policy states that where the opportunity exists, future development should aim to improve leisure, recreation and tourism activities associated with the canals. Additionally, the policy includes measures to improve connectivity to transport hubs, centres and employment sites. This will be likely to have a minor positive impact on the local economy (SA Objective 13).
- F.4.6.5 This policy will support the development of residential moorings within the borough, which could potentially lead to a minor positive impact on the overall accommodation provision (SA Objective 10).

F.4.7 Policy SHE1 – Listed buildings and conservation areas

Policy SHE1 – Listed buildings and conservation areas

1. Heritage assets, including listed buildings, conservation areas and scheduled monuments, are an irreplaceable resource. The impact of development proposals on the significance of Sandwell's heritage assets and their settings will be considered in accordance with case law, legislation, and the National Planning Policy Framework.
2. Development proposals will be required to protect the significance of heritage assets, both designated and non-designated, and to conserve and enhance local character and those aspects of heritage assets together with their settings that are recognised as being of special historic, archaeological, architectural, landscape or townscape quality. The general presumption will be in favour of retaining and protecting heritage assets from adverse impacts.
3. All proposals for development that may affect a heritage asset or its setting must be accompanied by a Heritage Impact Assessment. It should set out clearly the significance of the heritage asset, including any

Policy SHE1 – Listed buildings and conservation areas

contribution made by its setting, the level of harm that is likely to be generated by the proposals, how harm can be avoided or mitigated against and any opportunities for enhancement. The proposals should demonstrate how they respond to the significance of the asset.

4. Sandwell Council will seek to conserve and enhance the settings of listed buildings by exercising appropriate control over the design of new development³⁰ in their vicinity and the use of adjacent land; and, where appropriate, by the preservation of trees and landscape features. In areas of historic importance, the potential impacts of matters such as design, materials views and massing will require additional consideration.
5. Proposals for new build, alterations or extensions within Sandwell’s conservation areas must respect the local historic character and architectural styles. This will include considering building scale, grouping, materials and fenestration. Design and Access Statements should highlight the significant components of the conservation area in relation to the proposal and clearly demonstrate how these proposals conserve or enhance the character and appearance of the conservation area.
6. The loss of any heritage asset / historic features to development will be resisted. Where such development is permitted, every attempt should be made to secure the asset in as complete a form as possible. Where this is not possible, details of the asset should be fully recorded, and those details passed to the Council for inclusion on Sandwell’s Historic Environment Record.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHE1	++	+	0	0	0	0	0	0	0	0	0	0	0	0

F.4.7.1 Policy SHE1 will help to ensure that heritage assets are conserved in a manner appropriate to their significance, in line with national policy, and that the setting and special character of heritage assets are not adversely impacted by development.

F.4.7.2 Policy SHE1 outlines the requirements of development proposals to *"conserve and enhance local character"* and *"settings that are recognised as being of special historic, archaeological, architectural, landscape or townscape quality"*. Proposals for development that could potentially affect a heritage asset are required to be accompanied by an Assessment of Significance that will be part of a Design and Access Statement and / or a Heritage Impact Assessment. The policy will be likely to have a major positive impact on cultural heritage (SA Objective 1). The protection and enhancement of heritage assets and their settings will be expected to positively impact the local character and contribute to the surrounding local landscape / townscape in terms of local identity. The policy will therefore be expected to have a minor positive impact on landscape (SA Objective 2).

³⁰ See also Policies SDS6 and SDM1

- F.4.7.3 It is recommended that the Council considers the potential to merge Policy SHE1 and SHE2 into a single policy to provide a clear position across all designated heritage assets and to avoid repetition.

F.4.8 Policy SHE2 – Development in the historic environment

Policy SHE2 – Development in the historic environment

1. New development in Sandwell that impacts on the historic environment should demonstrate that:
 - a. all aspects of the historic character and distinctiveness of the locality, including any contribution made by their setting, and (where applicable) views into, from, or within them, have been fully assessed and used both to inform proposals and to ensure that harm to the historic environment is avoided, minimised and / or mitigated; and
 - b. proposals have been prepared with full reference to the Black Country Historic Landscape Characterisation Study (October 2019), the Historic Environment Record, relevant conservation area appraisals and national and local policy.
2. Development proposals that could have an impact on historic significance³¹ should be supported by evidence that their historic character and distinctiveness has been fully assessed and used to inform proposals.
3. Heritage assets that contribute positively to the local character and distinctiveness of Sandwell’s specific townscapes should be retained and, wherever possible, enhanced and their settings respected.
4. The locally specific urban grain, vernacular and other architectural and historic details that contribute to local character and distinctiveness should be used to inform the design of new developments, including but not limited to their form, scale, appearance, details, and materials.
5. All proposals should be designed to sustain and reinforce special character and conserve the locally distinctive historic aspects of Sandwell; for example (the following list is indicative only and not exclusive):
 - a. The surviving pre-industrial settlements of medieval origin such as Wednesbury and Oldbury;
 - b. Areas of Victorian and Edwardian higher-density development, which survive with a high degree of integrity, including terraced housing and its associated amenities, such as residential areas within West Bromwich Conservation Area;
 - c. Areas of extensive lower density suburban development of the early and mid-20th century, including public housing and private developments of semi-detached and detached housing;
 - d. Public open spaces, including Victorian and Edwardian municipal parks, often created upon land retaining elements of relict industrial landscape features such as Windmill End;
 - e. The canal network and its associated infrastructure, surviving canal-side pre-1939 buildings and structures, and archaeological evidence of the development of canal-side industries and former canal routes;
 - f. Buildings, structures and archaeological remains of the traditional industries of Sandwell, including metal trades like chain-making and extractive industries such as quarrying on the Rowley Hills;

³¹ NPPF Annex 2 - *Significance*: The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

Policy SHE2 – Development in the historic environment

- g. The Rowley Hills (Turners Hill) and other largely undeveloped high prominences and views to and from these locations.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHE2	++	+	+	0	0	0	0	0	0	0	0	0	+	0

- F.4.8.1 Policy SHE2 will help to ensure heritage assets, both designated and non-designated, are protected throughout the borough and that proposals should *"be designed to sustain and reinforce special character and conserve the locally distinctive historic aspects of Sandwell"*. The policy identifies examples of areas and particular assets that offer opportunities to reinforce the special character and identity of Sandwell. The identified assets are to be *"retained and, wherever possible, enhanced and their settings respected"*. This policy will be expected to help ensure that heritage assets are conserved in a manner appropriate to their significance, in line with national policy, and will ensure developments have regard to the Historic Landscape Characterisation (HLC). Overall, a major positive impact on cultural heritage will be likely (SA Objective 1).
- F.4.8.2 The heritage assets identified contribute to the local landscape character of Sandwell. Furthermore, the policy seeks to ensure that the *"urban grain, vernacular and other architectural and historic details"* are considered, with new development reflecting an appropriate form, scale, appearance, and building materials to ensure that the landscape / townscape character is conserved and enhanced. Through protection and enhancement of these assets, it is likely that the policy will have a minor positive impact on the local landscape (SA Objective 2).
- F.4.8.3 Through ensuring the conservation and enhancement of historic assets including the canal network and open spaces such as the Rowley Hills, Policy SHE2 could also result in a minor positive impact on biodiversity and geodiversity (SA Objective 3).
- F.4.8.4 Furthermore, the conservation and enhancement of heritage assets and historic townscapes can have benefits to the economy including through encouraging tourism and attracting investment³². The policy could potentially result in a minor positive impact on the economy (SA Objective 13).

³² Historic England (2020) Heritage and the Economy 2020. Available at: <https://historicengland.org.uk/research/heritage-counts/heritage-and-economy/> [Date accessed: 26/04/24]

F.4.9 Policy SHE3 – Locally listed buildings

Policy SHE3 – Locally listed buildings

1. Proposals for the alteration, extension and change of use of locally listed buildings or structures should clearly demonstrate that they will positively contribute towards the significance of the heritage asset and will avoid harm. Schemes should be accompanied by Heritage Assessment and should contain a clear and convincing justification for the proposals.
2. Demolition of locally listed buildings will be resisted unless it can be demonstrated that no viable use can be found for the building or that the proposed development will have a substantial public benefit.
3. When demolition of a locally listed building is unavoidable as part of a wider development, the Council will require an appropriate level of building recording prior to demolition taking place through the imposition of planning conditions. The approved recording shall be incorporated within the Historic Environment Record. Permission for the development replacing the historic building should be secured before any demolition occurs.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHE3	+	+	0	0	0	0	0	0	0	0	0	0	0	0

F.4.9.1 Policy SHE3 sets out the requirements for development proposals in regard to locally listed buildings within the borough and how proposals should be treated when they threaten the appearance or use of a locally listed building.

F.4.9.2 The policy will help to avoid the loss of locally listed buildings, unless there are demonstrable public benefits outweighing the loss, and ensure that any development proposals affecting locally listed buildings are only permitted where they will “*positively contribute towards the significance of the heritage asset*”. These provisions could help to conserve and enhance the townscape character and cultural heritage features, resulting in a minor positive impact on SA Objectives 1 and 2.

F.4.10 Policy SHE4 – Archaeology

Policy SHE4 – Archaeology

1. Development should protect and conserve both designated and non-designated archaeological assets and the character and setting of areas of acknowledged archaeological significance.
2. In considering proposals for development, Sandwell Council will seek to ensure that designated archaeological assets are preserved in situ, avoiding loss or harm to their significance, and their settings are also conserved and enhanced, to fully understand and utilise their archaeological, recreational and educational value.

Policy SHE4 – Archaeology

3. Development proposals that are likely to have a significant adverse impact on designated archaeological assets and their settings that cannot be avoided, or where the asset cannot be conserved in situ, will be resisted.
4. For proposed development sites with known or likely archaeological potential, or where such potential is considered likely to exist (e.g., on land containing or adjacent to, a designated heritage asset or scheduled monument), Sandwell Council will require developers to provide archaeological assessments and field evaluations carried out by appropriately qualified professionals to support their proposals. This information will be used to assess the archaeological implications of the development and to identify requirements for archaeological preservation or investigation.
5. Non-designated archaeological assets must be conserved wherever possible and where of equivalent significance to monuments of national significance, should be treated as such. Where it would be unreasonable to withhold planning permission for the development of such sites, provision will be made through legal agreements and / or conditions of planning permissions for archaeological excavation and recording to be undertaken, prior to impact on or loss of the asset. This should be done in accordance with a written scheme to be approved by the Council, followed by analysis and publication of the results.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHE4	+	+	0	0	0	0	0	0	0	0	0	0	0	+

F.4.10.1 Policy SHE4 sets out the requirements for development proposals in regard to heritage assets within the borough and specific requirements in relation to the archaeological nature of these assets.

F.4.10.2 Archaeological assets, both designated and non-designated, will be safeguarded under the policy and it will ensure that *"their settings are also conserved and enhanced, to fully understand and utilise their archaeological, recreational and educational value"*. Additionally, the policy identifies measures to protect sites of known archaeological potential, requiring an archaeological assessment and field evaluation to be included within development proposals. The heritage assets are likely to contribute to the local landscape / townscape character and may be important in contributing to local identity and the sense of place. Therefore, a minor positive impact on cultural heritage, landscape and education will be expected (SA Objectives 1, 2, and 14).

F.5 Climate Change

F.5.1 Policy SCC1 – Energy infrastructure

Policy SCC1 – Energy infrastructure

All new build dwellings (use Class C3 and C4) are required to submit an energy statement demonstrating that the development meets the requirements set out in the following sections.

1. Buildings Efficiency- Part L % improvement
 - a. $\geq 63\%$ improvement (reduction) on Part L 2021 TER (Target Emissions Rate), from energy efficiency measures.
 - b. Heat pumps are to be calculated as an energy efficiency measure, rather than a renewable energy measure.
 - c. As a measure in aid of this TER target, achieve an improvement (reduction) on Part L 2021 TFE (Target Fabric Energy Efficiency) as follows:
 - i. End terrace: $\geq 12\%$
 - ii. Mid terrace: $\geq 16\%$
 - iii. Semi-detached with room in roof: $\geq 15\%$
 - iv. Detached: $\geq 17\%$
 - v. Bungalow: $\geq 9\%$
 - vi. Flats/ apartments: $\geq 24\%$ (weighted average, whole block).The above should be calculated using SAP10.2 or an updated version (or the Home Energy Model (HEM) once it is implemented).
2. Alternative compliance
 - a. Positive weight will be given to development proposals that demonstrate the following absolute energy metrics:
 - i. Energy Use Intensity: 35 kWh/m²/year
 - ii. Space heating demand: 15 kWh/m²/yearPerformance in these targets must be evidenced using a methodology that accurately predicts buildings' operational energy use. Suitable methodologies include the PassivHouse Planning Package (PHPP). Where a building achieves Passivhaus certification, it will be deemed to have complied with these targets.
 - b. Where this section is demonstrated to have been achieved, it will be assumed that Policy SCC1 section 1 is also achieved, as the section 2 targets reflect an improved and preferable standard that more robustly reflects actual energy performance.
3. Clean energy supply
 - a. The use of fossil fuels and connections to the gas grid will not be considered acceptable.
 - b. Major developments (residential development of ten or more dwellings) should include an assessment of decentralised energy networks within the Energy Statement.
 - c. This assessment should outline existing or planned decentralised energy networks in the vicinity of the development and should assess the opportunity to connect to them.

Policy SCC1 – Energy infrastructure

- d. Where there is an existing or imminently planned network, the general expectation to pursue a connection may be waived if it can be demonstrated that the development is not suitable, feasible or viable for district heat or decentralised energy networks, or that an individualised solution would result in lower overall carbon emissions than connecting to the decentralised network, taking into account that network's carbon emissions factors.
 - e. For developments of over 100 dwellings, applicants are expected to identify and address:
 - i. Current or proposed major heat supply plants, or networks (for example, industrial uses, data centres)
 - ii. Possible opportunities to utilise energy from waste, or waste heat from an industrial process
 - iii. Opportunities for private wire electricity supply from renewable sources
 - iv. Utilisation of natural and engineered heating or cooling systems.
4. On-site renewable energy
- a. On-site renewable electricity generation is required to match, at a minimum, 39% of regulated energy (residual energy use in kWh after the requirements identified in section 1 have been achieved).
 - b. Positive weight will be given to applications that can demonstrate an on-site energy balance, whereby on-site renewables match regulated and unregulated energy demand.
 - c. Where full compliance with the 39% target is not feasible or viable having regard to the type of development involved and its design, proposals must demonstrate through the energy statement that renewable energy technologies have been provided to the greatest extent feasible and viable.
 - d. Where for technical reasons it is not possible to meet the target of 39% described above, it should be demonstrated that the amount of on-site renewable energy generation equates to $>35 \text{ kWh/m}^2$ projected building footprint /year.
 - e. Where a building in a multi-building development cannot individually achieve the requirements of this section, the shortfall is to be made up across other units on-site before carbon offsetting (section 5) is considered.
 - f. Large-scale development (50 residential units or more) should demonstrate that opportunities for on-site renewable energy infrastructure (on-site but not on or attached to individual dwellings), such as solar photo voltaic (PV) canopies on car parks, have been explored.
 - g. Regulated and unregulated energy use can both be calculated with Part L Standard Assessment Procedure (SAP) or BREDEM³³, but a more accurate method such as PHPP is advised. Any other proposed methods are subject to Council confirmation of acceptability.
 - h. The annual renewable energy generation and the annual energy use are whole-building figures, not per m^2 figures (except for the renewable energy generation fallback target of 35kWh, which is per m^2 of building footprint, and not floor space).

³³ Building Research Establishment Domestic Energy Model

Policy SCC1 – Energy infrastructure

- i. Renewable energy output should be calculated in line with MCS³⁴ guidance for the relevant technology (expected to be PV in most cases).
5. Energy offsetting
 - a. Only in exceptional circumstances³⁵ and as a last resort where it is demonstrably unfeasible to achieve a provision of on-site renewable electricity generation equivalent to 39% of regulated energy demand, any shortfall in on-site renewable energy generation that does not match that 39% target is to be offset via S106 financial contribution, reflecting the cost of the solar PV that will need to be delivered off-site.
 - b. The energy offset price is set as £1.37/kWh, based on cost of solar PV data from the Department for Energy Security and Net Zero³⁶. The price should be revised annually. This is set as a one-off payment, where the annual shortfall in on-site renewable energy generation is multiplied by the energy offset price. This amount does not need to be multiplied by any number of years.
6. Reduced performance gap
 - a. For major development, an assured performance method must be implemented throughout all phases of construction to ensure operational energy in practice performs as closely as possible to levels predicted at the design stage.
7. Smart energy systems
 - a. Proposals should demonstrate how they have considered the difference (in scale and time) of renewable energy generation and the on-site energy demand, with a view to maximising on-site consumption of energy generated on site and minimising the need for wider grid infrastructure reinforcement.
 - b. Where the on-site renewable energy generation peak is not expected to coincide with sufficient regulated energy demand, resulting in a need to export or waste significant amounts of energy, major proposals should demonstrate how they have explored the scope for energy storage and /or smart distribution systems. The aim of this is to optimise on-site or local consumption of the renewable energy (or waste energy) that is generated by the site. Where appropriate, feasible and viable, major proposals should demonstrate that they have integrated the optimisation of these carbon- and energy-saving benefits and minimised the need for grid reinforcements.
 - c. Opportunities may include smart local grids, energy sharing, energy storage and demand-side response, and /or solutions that combine elements of the above.
8. Post-occupancy evaluation
 - a. Large-scale development (50 units or more) must monitor and report on total energy use and renewable energy generation values on an annual basis. An outline plan for the implementation

³⁴ Microgeneration Certification Scheme – the standards organisation for certifying low-carbon products and installations used to produce electricity and heat from renewable sources

³⁵ Exceptional circumstances where the renewable electricity target (as 39% of regulated energy use) is not achieved may only be found acceptable in some cases, for example with taller flatted buildings (4 storeys or above) or where overshadowing significantly impacts solar PV output.

³⁶ <https://www.gov.uk/government/statistics/solar-pv-cost-data>

Policy SCC1 – Energy infrastructure

of this should be submitted with the planning application. The monitored in-use data are to be reported to the Council for five years upon occupation.

9. Viability

- a. Where compliance with the suite of requirements in sections 1 – 8 of this policy is proved to be unviable, applicants will be expected to prioritise and deliver the fabric efficiency improvements set out in section 1 first, before demonstrating whether on-site provision of renewable energy (section 4) and then offsetting (section 5) are unviable.
- b. Applicants are required to submit a Viability Assessment demonstrating why it is not viable to comply with sections 1 - 5, and outline in the Energy Statement how the requirements of the policy are being met to the greatest extent possible.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCC1	0	0	0	++	+	0	++	+	0	0	+	+	+	0

F.5.1.1 Policy SCC1 sets out SMBC’s consideration of energy infrastructure in new residential-led developments, including specific targets that must be met to improve energy efficiency as well as ensuring the use and supply of renewable and low carbon energy and heat. The policy will also ensure that where meeting these targets is unviable, this must be evidenced through an energy statement, and developers must instead make financial contributions to energy offsetting. Improving energy infrastructure through having a cleaner energy supply, smart energy systems and increasing the use of on-site renewables will be likely to result in a reduced level of air pollutants including GHG emissions, contributing towards decarbonisation and meeting net zero targets. In addition to boosting climate resilience, this will be expected to have a major positive impact on pollution (SA Objective 7) and an indirect positive on human health (SA Objective 12) primarily from a reduction in particulate matter pollution and improved air quality within homes as well as the wider environment.

F.5.1.2 Policy SCC1 advocates for the utilisation of “energy from waste, or waste heat from an industrial process”. This will be expected to have a minor positive impact on waste (SA Objective 8) as it will use products unfit for alternative purposes, potentially reducing the amount of waste sent to landfill, and will help contribute to the circular economy. This could also lead to a minor positive impact on economy (SA Objective 13) as it could contribute to new markets involved in securing and utilising waste.

Policy SCC1 states “the use of fossil fuels and connections to the gas grid will not be considered acceptable” where SMBC seek to encourage a wider uptake of decentralised energy sources and require an assessment of opportunities for developments to be able to connect with these decentralised networks. Coupled with the use of cleaner energy sources, reduced GHG emissions and pollutants and sourcing energy from waste

resources, this more efficient energy infrastructure network will lead to a decrease in energy demand and as such will be expected to result in a major positive impact for climate change mitigation (SA Objective 4). Using heating or cooling systems from naturally or engineered sources also has the potential to result in a minor positive impact on climate change adaptation (SA Objective 5).

- F.5.1.3 Through ensuring more energy efficient homes, and more sustainable sources of energy and heat, Policy SCC1 could also lead to a minor positive impact on equality through ensuring affordable warmth and good quality living conditions for new residents (SA Objective 11).

F.5.2 Policy SCC2 – Reducing operational carbon in new build non-residential development

Policy SCC2 – Reducing operational carbon in new build non-residential development

All new build non-domestic development over 1,000sqm of non-residential floorspace including C1, C2 and C2a and C5 are required to submit an energy statement demonstrating that the development meets the following requirements:

1. Building Efficiency Part L % improvement
 - a. % improvement on Part L 2021TER³⁷ (or equivalent reduction on future Part L updates), through on-site measures as follows:
 - i. Offices: $\geq 25\%$
 - ii. Schools: $\geq 35\%$
 - iii. Industrial buildings: $\geq 45\%$
 - iv. Hotels (C2, C5) and residential institutions (C2, C2a): $\geq 10\%$
 - v. Other non-residential buildings: $\geq 35\%$
2. Energy metrics guidelines
 - a. Positive weight will be given to applications that can demonstrate the following absolute energy metrics:
 - i. Total Energy Use: 65 kWh/m²/year
 - ii. Space heating demand: 15 kWh/m²/year
 - b. Employing absolute energy metrics reduces the amount of solar PV required under section 4 for an on-site net zero balance of regulated energy. Applicable methodologies to calculate this include CIBSETM54³⁸ and the Passivhaus Planning Package. At present, the Part L calculation method (SBEM³⁹) is not considered suitable as it does not provide accurate predictions of a building's actual energy use.
3. Clean energy supply
 - a. The use of fossil fuels and connection to the gas grid will not be considered acceptable.

³⁷ Target Emission Rate

³⁸ TM54 is a Technical Memorandum published by CIBSE and addresses the growing awareness that buildings in operation do not always perform as the designers predicted. This can apply to both energy cost and emissions.

³⁹ 'Simplified Building Energy Model' is a government approved methodology that calculates the energy required to heat, cool, ventilate and light a non-dwelling.

Policy SCC2 – Reducing operational carbon in new build non-residential development

- b. Major non-residential developments (over 1,000sqm of non-residential floorspace including C1, C2 and C2a and C5) should include an assessment of decentralised energy networks within the Energy Statement.
 - c. This assessment should outline existing or planned decentralised energy networks in the vicinity of the development and should assess the opportunity to connect to them unless it can be demonstrated that the development is not suitable, feasible or viable for district heat or decentralised energy networks.
 - d. For developments over 10,000sqm of non-residential floorspace, applicants are expected to identify and address:
 - i. Current or proposed major heat supply plants, or networks (for example, industrial uses, data centres)
 - ii. Possible opportunities to utilise energy from waste, or waste heat from an industrial process
 - iii. Opportunities for private wire electricity supply from renewable sources
 - iv. Utilisation of natural and engineered heating or cooling systems
4. On-site renewable energy
- a. On-site renewable electricity generation is required to match 39% of the regulated energy demand (residual energy use in kWh after the requirements of section 1 have been achieved).
 - b. Where full compliance with the 39% target is not feasible or viable having regard to the type of development⁴⁰ involved and its design, proposals must demonstrate through the energy statement that renewable energy technologies have been provided to the greatest extent feasible and viable. In the case of a failure to meet the 39% target, it should be demonstrated that the amount of on-site renewable energy generation equates to $>35\text{kWh/m}^2$ projected building footprint/year.
 - c. Where a building in a multi-building development cannot individually achieve the requirements this section, the shortfall must be made up across other units on-site before carbon offsetting (section 5) is considered.
 - d. Large-scale development ($\geq 5000\text{m}^2$ floorspace) should demonstrate that opportunities for on-site renewable energy infrastructure (on-site but not on or attached to individual dwellings), such as solar PV canopies on car parks, have been explored.
 - e. Positive weight will be given to applications that can demonstrate an on-site energy balance, whereby on-site renewables match regulated and unregulated energy demand.
5. Energy offsetting
- a. Only in exceptional circumstances and as a last resort where it is demonstrably unfeasible to achieve an on-site net zero regulated energy balance, any shortfall in on-site renewable energy

⁴⁰ Exceptional circumstances where an on-site net zero energy balance is not achieved may only be found acceptable in some cases, for example with taller flatted buildings (4 storeys or above) or where overshadowing significantly impacts solar PV output.

Policy SCC2 – Reducing operational carbon in new build non-residential development

generation that does not match regulated energy use is to be offset via S106 financial contribution, reflecting the cost of the solar PV delivered off-site.

- b. The energy offset price is set as £1.37/kWh. This price is based on cost of solar PV data from the Department for Energy Security and Net Zero⁴¹ to enable delivery of off-site solar PV by the Council or its appointed partners. The price should be revised annually. This is set as a one-off payment, where the shortfall in annual on-site renewable energy generation is multiplied by the energy offset price.
6. Reduced performance gap
 - a. An assured performance method must be implemented throughout all phases of construction to ensure operational energy in practice performs to predicted levels at the design stage.
 7. Smart energy systems
 - a. Proposals should demonstrate how they have considered the difference (in scale and time) of on-site renewable energy generation and the on-site energy demand, with a view to maximising on-site consumption of energy generated on site and minimising the need for wider grid infrastructure reinforcement.
 - b. Where the on-site renewable energy generation peak is not expected to coincide with peak onsite energy demand, resulting in a need to export or waste significant amounts of energy, major proposals should demonstrate how they have explored scope for energy storage and / or smart distribution systems. The goal is to optimise on-site or local consumption of the renewable energy (or waste energy) that is generated by the site. Where appropriate, feasible and viable, major proposals should demonstrate that they have integrated these to optimise carbon- and energy-saving benefits and minimise the need for grid reinforcements. This may include smart local grids, energy sharing, energy storage, demand-side response, or solutions combining elements of the above.
 8. Post-occupancy evaluation
 - a. Large-scale development (over 5000m2 floorspace) is to monitor and report total energy use and renewable energy generation values on an annual basis. An outline plan for the implementation of this should be submitted with the planning application. The monitored in-use data are to be reported to the Council for five years upon occupation.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCC2	0	0	0	++	+	0	+	+	0	0	0	+	+	0

⁴¹ <https://www.gov.uk/government/statistics/solar-pv-cost-data>

- F.5.2.1 Policy SCC2 sets out SMBC’s consideration of energy infrastructure in new non-residential developments, including specific targets that must be met to improve energy efficiency as well as ensuring the use and supply of renewable and low carbon energy and heat. The policy will also ensure that where meeting these targets is unviable, this must be evidenced through an energy statement, and developers must instead make financial contributions to energy offsetting. The requirement of new build non-domestic development to improve energy efficiency through the requirement of on-site renewable energy generation to match 39% of the regulated energy demand, having a clean energy supply and smart energy systems, and energy offsetting as an absolute last resort, will contribute to the increase in use and demand of energy from sustainable sources and work towards a reduction in the demand for fossil fuels. Uptake in the use of renewable and sustainable forms of energy generation would reduce the volume of GHGs emitted. The policy states that major non-residential developments (over 1,000sqm) should include an assessment of decentralised energy networks within the required energy statement, which will aid in reduction of fossil fuel reliance.
- F.5.2.2 As a result, a major positive impact on climate change mitigation (SA Objective 4) can be expected as these measures will work to increase the energy efficiency of non-residential buildings, reduce the volume of GHGs produced and limit Sandwell’s contribution to the causes of climate change.
- F.5.2.3 The utilisation of heating and cooling systems from natural and engineered sources will be expected to help developments in Sandwell adapt to the threats and changes associated with climate change. Therefore, a minor positive impact will be anticipated for climate change adaptation (SA Objective 6).
- F.5.2.4 Reducing the volume of GHG emissions will be likely to lead to an improvement in Sandwell’s air quality as fewer pollutants would be present. This is likely to include a reduction in particulate matter pollution. As a result, a minor positive impact is identified for pollution (SA Objective 7) and human health (SA Objective 12).
- F.5.2.5 Policy SCC2 requires development proposals for larger non-residential floorspace (over 10,000sqm) to explore “*opportunities to utilise energy from waste, or waste heat from an industrial process*”. This will be expected to have a minor positive impact on waste (SA Objective 8) as it will use products unfit for alternative purposes, potentially reducing the amount of waste sent to landfill, and will help contribute to the circular economy. This could also lead to a minor positive impact on economy (SA Objective 13) as it could contribute to new markets involved in securing and utilising waste.

F.5.3 Policy SCC3 – Climate-adapted design and construction

Policy SCC3 – Climate-adapted design and construction

1. BREEAM
 - a. For new non-residential developments (including C1, C2, C2a and C5) over 1,000sqm or more should achieve the following BREEAM certification, including full water credits for category Wat 01 (water efficiency):

Policy SCC3 – Climate-adapted design and construction

Threshold	Standard	Year
1,000-5,000 sqm	BREEAM Very Good	Up to 2029
	BREEAM Excellent	2029-2039
>5,000sqm	BREEAM Excellent	

2. Sustainable Construction

- a. All development should demonstrate consideration to reducing carbon emissions and waste through construction in accordance with SCC4.

3. Cooling hierarchy

- a. All development proposals should show how designs have optimised the internal and solar heat gains to balance the need to minimise space heating demand with the need to passively maintain comfortable temperatures during hot summers.
- b. This should be evidenced by demonstrating that overheating risk mitigation measures have been incorporated in accordance with the cooling hierarchy, pursuing measures in the following order of priority from highest to lowest:
 - i. Minimise internal heat generation through energy efficient design and equipment selection.
 - ii. Manage the amount of heat entering the building using:
 - Building orientation
 - Shading
 - Albedo
 - Fenestration
 - Insulation
 - iii. Manage heat within the building through exposed internal thermal mass⁴² and high ceilings.
 - iv. Passive ventilation, including cross-ventilation through building where possible.
 - v. Natural cooling measures including green and blue infrastructure and exploring opportunities to create heat sinks from the Borough's network of canals or water bodies.
 - vi. Mechanical ventilation (which, if it has a heat recovery function, should also have a summer bypass mode).

4. Overheating assessment

- a. All major residential development should complete the CIBSE TM59 overheating assessment as their route to compliance with Building Regulations Part O. The simplified Part O route is not considered acceptable.
- b. All major non-residential development should complete the CIBSE TM52 overheating assessment.

⁴² 'Thermal mass' is a material's capacity to absorb, store and release heat.

Policy SCC3 – Climate-adapted design and construction

5. Resilience to climate change

- a. All development should incorporate measures that increase resilience to extreme weather events and a changing climate, including increasing temperatures and frequency and intensity of rainfall. All developments should:
 - i. Reduce the risk of flooding and conserve water in accordance with Policy SCC5.
 - ii. Employ sustainable urban drainage in accordance with Policy SCC6.
 - iii. Reduce the 'heat island' effect by using cool materials and green and blue infrastructure.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCC3	0	0	+	+	++	+	+	0	0	0	0	+	0	0

F.5.3.1 Policy SCC3 encourages design and construction practices which consider “*reducing carbon emissions and waste*” as well as working to “*incorporate measures that increase resilience to extreme weather events and a changing climate*” which will ensure developments are long lasting and able to withstand evolving conditions.

F.5.3.2 Policy SCC3 states that “*energy-efficient design*”, “*passive ventilation*” and “*natural cooling measures*” will be required within developments, as well as construction techniques including “*building orientation, shading, albedo, fenestration, insulation*”. This will be expected to help reduce heat gain, the amount of energy required to cool buildings, reduce heat lost to the surrounding environment and retain heat where necessary. The policy further seeks to ensure that flood risk is reduced through design and incorporation of sustainable drainage systems in line with other SLP policies, which will further help to boost climate resilience especially in light of more intense rainfall events. As a result, major positive impact will be anticipated for climate change adaptation (SA Objective 5) and a minor positive impact for climate change mitigation and pollution (SA Objectives 4 and 7).

F.5.3.3 Under Policy SCC3, new non-residential development over 1,000sqm will be required to meet higher water efficiency standards, which will be likely to contribute towards reduced water demand and conservation of water resources. This policy also encourages the use of green and blue infrastructure as opportunities for natural cooling and the use of Sandwell’s water bodies in creating heat sinks. Whilst providing cooling effects for development, this could also potentially provide opportunities for improved biodiversity on development sites. As such, a minor positive impact will be expected for biodiversity (SA Objective 3) and natural resources (SA Objective 6).

F.5.3.4 Furthermore, through managing heat within buildings and providing more comfortable living conditions including when faced with hotter summers and wetter winters, the policy

could potentially lead to a minor positive impact on human health and wellbeing (SA Objective 12).

F.5.4 Policy SCC4 – Embodied carbon and waste

Policy SCC4- Embodied carbon and waste	
1.	Embodied carbon reporting <ul style="list-style-type: none"> a. All large-scale major new residential (50 dwellings or more) and non-residential (5000m² floorspace or more) developments are required to complete a whole-life carbon assessment in accordance with RICS Whole Life Carbon Assessment guidance.
2.	Limiting embodied carbon <ul style="list-style-type: none"> a. Positive weight will be given to applications that can demonstrate embodied carbon (RICS/BS 15978 modules A1 – A5) that is limited to 600 kgCO₂e/m² GIA.
3.	Building end-of-life <ul style="list-style-type: none"> a. All new buildings should be designed to enable easy material re-use and disassembly, subsequently reducing the need for end-of-life demolition.
4.	Demolition audits <ul style="list-style-type: none"> a. All major development sites that contain existing buildings / structures must carry out a pre-redevelopment and / or pre-demolition audit, following a well-established industry best practice method (e.g. BRE).
5.	Narrative on embodied carbon in minor development <ul style="list-style-type: none"> a. Proposals for new development of one or more homes or ≥100m² non-domestic floor space, but below the size thresholds for embodied carbon reporting and targets as noted above, should include a general narrative on the options considered (and where possible, the decisions made) to minimise the embodied carbon of the proposed development.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCC4	0	0	0	++	0	0	+	++	0	0	0	0	+	0

F.5.4.1 The term ‘embodied carbon’ refers to the emissions associated with materials and construction processes throughout the whole lifecycle of a building or infrastructure⁴³.

F.5.4.2 Policy SCC4 requires the embodied carbon from new developments to be considered, with major residential development (50 or more dwellings) and non-residential developments (5,000sqm or more) required to produce a whole-life carbon assessment in accordance

⁴³ UKGBC (2024) Embodied carbon. Available at: <https://ukgbc.org/our-work/topics/advancing-net-zero/embodied-carbon/#:~:text=Embodied%20carbon%20refers%20to%20the,of%20a%20building%20or%20infrastructure>. [Date accessed: 28/08/24]

with RICS Whole Life Carbon Assessment guidance⁴⁴. The policy seeks to minimise the amount of embodied carbon present at each development, and ensure that proposals for redevelopment of existing buildings carry out an audit which could help to identify opportunities for efficient re-use of materials and minimise emissions associated with demolition. As a result, the emissions released in producing the materials used to build will be lower and subsequently will be expected to have a major positive impact on climate change mitigation and helping to achieve net zero targets (SA Objective 4).

F.5.4.3 This policy encourages building design to facilitate the re-use of and easy disassembly of materials which would contribute to reducing the need for demolitions when buildings are no longer required. This will be expected to have a major positive impact on waste produced in construction and demolition (SA Objective 8), as well as a minor positive impact on pollution as a result of an anticipated reduction in dust particles from building demolition (SA Objective 7).

F.5.4.4 The implementation of pre-demolition audits and the subsequent reuse of materials can be crucial in promoting a circular approach to construction, reducing waste and increasing the sustainability of buildings, leading to longer term economic benefits and increasing market competitiveness. There is potential for a minor positive impact on the economy (SA Objective 13).

F.5.5 Policy SCC5 – Flood risk

Policy SCC5 – Flood risk

1. Flood Risk

- a. All developments are required to undertake a site-specific flood risk assessment including:
 - i. Site location
 - ii. Existing use
 - iii. Proposed development
 - iv. The Flood Zone of the site, taking into account the most up-to-date information on sources of flooding nationally, and locally including 2020 Strategic Flood Risk Assessment (SFRA) updated in 2021 and any future updates.
 - v. The Sequential Test (applicable to development outlined in section 3)
 - vi. The Exception Test (applicable to development outlined in section 4).
 - vii. All development is required to consider the impact of climate change over the lifetime of the development.

2. Flood risk and Surface Water Drainage

- a. A Flood Risk Assessment and Surface Water Drainage Scheme will be required for the following forms of development:
 - i. All major development;
 - ii. Where any part of the site is within Flood 2 and Flood Zone 3;
 - iii. Where the site is greater than one hectare and is within Flood Zone 1;
 - iv. Where the site is a minerals or waste development;

⁴⁴ RICS WLCA Guidance. Available at: <https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/construction-standards/whole-life-carbon-assessment> [Date accessed: 28/08/24]

Policy SCC5 – Flood risk

- v. Where the site is within five meters of an ordinary watercourse;
- vi. Where the site is within 20m of a known flooding hotspot; or
- vii. Where the site is within the 1 in 100-year flood extent based on the Risk of Flooding from Surface Water Map.

This approach can incorporate the sequential and exception test if required.

3. Sequential Test

- a. A sequential test is required for all development proposals, unless the proposal is for:
 - i. A strategic allocation, and the Sequential Test has already been carried out by the Council; or
 - ii. A change of use (except to a more vulnerable use); or
 - iii. A minor development (householder development, small non-residential extensions with a footprint of less than 250m²); or
 - iv. A development in Flood Zone 1, unless there are other flooding issues in the vicinity of the development (i.e., surface water, ground water, sewer flooding). The SFRA can be used to identify where there are flooding issues from sources other than rivers.
- b. For developments in Flood Zone 3:
 - i. Where the site is in Flood Zone 3b (Functional Floodplain), all development other than essential infrastructure (subject to the Exception Test) will be refused (including extensions and intensification of use and changes of use) and opportunities to relocate development out of the floodplain should be sought;
 - ii. Where the site is in Flood Zone 3a (High Probability), new homes can only be permitted subject to the Exception Test.
- c. For developments in Flood Zone 2:
 - i. Where the site is in Flood Zone 2 (Medium Probability), some development can be permitted, subject to a site-specific flood risk assessment;
 - ii. Highly vulnerable developments, such as caravans, mobile homes and park homes with permanent residential use can be permitted, subject to the Exception Test;
- d. For development in Flood Zone 1:
 - i. Where the site is in Flood Zone 1 (Low Probability), the information in the 2020 SFRA should be used to assess if a development is at risk from other sources of flooding and / or if there is an increased risk of flooding in the future due to climate change. If this site is shown to be at risk, a site specific flood risk assessment should accompany a planning application.
- e. The Sequential Test should demonstrate that all reasonable available sites that are at a lower risk of flooding (from all sources of flooding) have been considered before determining the suitability and acceptability of the site for the proposed development type.

4. Exception Test

- a. For development within Flood Zone 2 & 3 (where the sequential test has been satisfied), developments are required to undertake the exception test.
Developments will need to:

Policy SCC5 – Flood risk

- i. Demonstrate that wider sustainability benefits to the community outweigh flood risk. Matters such as biodiversity, green infrastructure, historic environment, climate changed adaptation, flood risk, green energy, pollution, health and transport should be considered;
 - ii. Prove that development will be safe from flooding for its lifetime, taking account of the vulnerability of its users; and
 - iii. Prove that the development can be achieved without increasing flood risk elsewhere, and, where possible will result in a reduced flood risk overall.
5. Groundwater Source Protection Zones
 - a. No development will be permitted within a groundwater Source Protection Zone⁴⁵ that would physically disturb an aquifer. The site-specific risk assessment should demonstrate that there would be no adverse effect on water resources will be required prior to the grant of planning permission.
6. Watercourses and flood mitigation
 - a. Watercourses are an integral part of Sandwell and management of these resources is essential to sustainable development within the district. Fluvial (river) and pluvial (surface water) poses significant flood risks to Sandwell. Development will be expected to avoid vulnerability and manage risks by mitigating against the impact of storm events and changes to our climate by:
 - i. Where possible naturalise urban watercourses (by reinstating a natural, sinuous river channel and restoring the functional floodplain) and open up underground culverts.
 - ii. Ensure that there is no net increase to fluvial flood risk downstream and where practicable how the development could help mitigate against downstream fluvial flood risk.
 - iii. Not developing over culverted watercourses and allowing a suitable easement from the outside edge of the culvert.
 - iv. No built development within five meters of an ordinary watercourse and within ten meters of the top of the bank of a main river unless a different appropriate width is agreed by either the Environment Agency or Lead Local Flood Authority.
 - v. Development within river catchments should reference the relevant River Basin Management Plans and consider how development supports other environmental benefits of watercourses including habitats and biodiversity.

⁴⁵ Source Protection Zones are designed to control activities close to water supplies intended for human consumption. These water sources include wells, boreholes and springs, all of which are used for public drinking. Zone 1, defined as the inner zone, is the most sensitive part of an area within a zone.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCC5	0	0	+	0	++	+	+	0	0	0	0	+	0	0

F.5.5.1 Policy SCC5 seeks to manage the risk of flooding throughout the Plan area and ensure that measures are in place within new developments to promote resilience to flooding.

F.5.5.2 The policy sets out criteria requiring development proposals to carry out a Flood Risk Assessment and Surface Water Drainage Strategy. The Sequential Test will be applied to all development proposals to ensure that development takes place in areas with the lowest flood risk. This, and other requirements as set out in the policy, will be expected to ensure that all future development proposals will not place new residents at risk of flooding or exacerbate flood risk in areas surrounding the development. Overall, a major positive impact on climate change adaption is anticipated (SA Objective 5).

F.5.5.3 Flooding can pose a number of risks to human health and wellbeing, including physical and mental trauma, disease and disruption to power and water supplies⁴⁶. Providing new development which is flood resilient and results in flood risk betterment in surrounding areas will therefore be expected to have a minor positive impact on human health (SA Objective 12).

F.5.5.4 Under the policy, developments should, where possible, naturalise urban watercourses and open up underground culverts. Policy SCC5 also states that “*Development within river catchments should reference the relevant River Basin Management Plans and consider how development supports other environmental benefits of watercourses including habitats and biodiversity*”. These measures will be likely to benefit biodiversity and provide opportunities for habitat connectivity and the filtration of pollutants including through increases in GI present in and around watercourses. Therefore, Policy SCC5 is identified to have a minor positive impact on biodiversity and pollution (SA Objectives 3 and 7). Furthermore, the policy will ensure that no development is permitted within a groundwater SPZ where this will disturb an aquifer; this will help to protect water resources and therefore a minor positive impact has been identified for SA Objective 6.

F.5.6 Policy SCC6 – Sustainable drainage

Policy SCC6 – Sustainable drainage
1. Sustainable Drainage Systems

⁴⁶ Public Health England (2014) Flooding and the public’s health: looking beyond the short-term. Available at: <https://publichealthmatters.blog.gov.uk/2014/01/06/flooding-and-the-publics-health-looking-beyond-the-short-term/>
 [Date accessed: 26/04/24]

Policy SCC6 – Sustainable drainage

- a. All development should demonstrate that the design has incorporated sustainable drainage systems (SuDS) that prioritise natural drainage solutions to control surface water in accordance with the SuDS hierarchy.
 - b. Preference will be given to systems that also contribute to the conservation and enhancement of biodiversity and green infrastructure of the site and the wider area, and where cross-reference can be made to show that the chosen design supports other policy expectations (e.g. Policy SCC3 section 6) about mitigating the urban heat island.
2. SuDS in minor development
- a. Minor development is expected to:
 - i. Implement SuDS designed in accordance with local requirements for SuDS⁴⁷.
 - ii. Restrict surface water flow by a minimum of 30% over pre-development runoff rates. Surface water flow rates should never exceed the rate of discharge from the development prior to redevelopment for that event.
 - b. For minor development that is located within Flood Zone 2 or 3, within 5m of a watercourse, 20m within an area of known flooding, or within an area of surface water flooding, the information listed above should be included in the Flood Risk Assessment and Surface Water Drainage Scheme required by Policy SCC5.
3. SuDS in major development
- a. Proposals for major development are expected to:
 - i. Submit a Flood Risk Assessment and Surface Water Drainage Assessment Scheme in accordance with Policy SCC5.
 - ii. Implement SuDS designed in accordance with local requirements for SuDS Standards.
 - iii. Restrict surface water flow to the equivalent greenfield rates
 - iv. Provide details of adoption, ongoing maintenance and management of SuDS.
4. Groundwater source protection zones⁴⁸
- a. A hydrogeological risk assessment is required where infiltration is proposed for anything other than clean roof drainage in a Source Protection Zone 1 and 2.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCC6	0	+	+	0	+	0	+	0	0	0	0	0	0	0

⁴⁷ Staffordshire County Council, February 2017 - <https://www.staffordshire.gov.uk/Environment/Flood-Risk-Management/Documents/SuDS-Handbook.pdf>, excluding Appendix E

⁴⁸ Source Protection Zones are designed to control activities close to water supplies intended for human consumption. These water sources include wells, boreholes and springs, all of which are used for public drinking. Zone 1, defined as the inner zone, is the most sensitive part of an area within a zone.

- F.5.6.1 Policy SCC6 sets out guidelines for future development in Sandwell with respect to sustainable drainage.
- F.5.6.2 The policy requires developments to incorporate SuDS designed in line with local standards, which will be anticipated to help reduce the risk of surface water flooding. Policy SCC6 highlights the benefits which should be taken into consideration with regard to enhanced biodiversity and GI, including minimising the urban heat island effect, which will be likely to mitigate some of the warming effects felt as a result of climate change. This policy will be expected to have a minor positive impact on climate change mitigation and adaptation (SA Objectives 4 and 5).
- F.5.6.3 The policy states that “*preference will be given to systems that also contribute to the conservation and enhancement of biodiversity and green infrastructure of the site and the wider area*”. In line with Planning Practice Guidance (PPG) and the local SuDS guidance⁴⁹ advocated within the policy, it is expected that SMBC will seek to ensure that opportunities are sought for SuDS to provide benefits to water quantity, water quality, biodiversity and amenity⁵⁰. As such, there is potential for the policy to lead to a minor positive impact on landscape, biodiversity and pollution (SA Objectives 2, 3 and 7).

⁴⁹ Staffordshire County Council (2017) SuDS Handbook. Available at:
<https://www.staffordshire.gov.uk/Environment/Flood-Risk-Management/Documents/SuDS-Handbook.pdf> [Date accessed: 28/08/24]

⁵⁰ DLUHC and MHCLG (2022) Flood risk and coastal change: Sustainable drainage systems. Available at:
<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para55> [Date accessed: 26/04/24]

F.6 Health and Wellbeing in Sandwell

F.6.1 Policy SHW1 – Health Impact Assessments

Policy SHW1 – Health Impact Assessments

1. Sandwell Council will require the following forms of development to provide an assessment of its potential impacts on the health and wellbeing of adjacent communities, residents and businesses, and to mitigate any potential negative impacts, maximise potential positive impacts and help reduce health inequalities;
 - a. housing developments of over 10 dwellings;
 - b. non-residential developments of 1,000m² or more floorspace.
 - c. major new waste handling / processing development;
 - d. any development that would have an adverse impact on locations with currently poor air quality;
 - e. any other development that the Council considers has the potential to impact on public health.Such development will only be permitted where it is demonstrated that it will not, in isolation or in conjunction with other planned, committed or completed development, contribute to a negative impact on the health of the borough's population.
2. To ensure that new developments have a positive impact on the health and wellbeing of new and existing residents the Council will require an HIA of development proposals to a level of detail appropriate to its scale and nature and addressing the relevant elements of healthy design set out in paragraph 6.14⁵¹;
 - a. For developments of 100 or more dwellings, or non-residential development that extends to 5,000m² or more in area, a full Health Impact Assessment will be required;
 - b. For developments of between 20 to 100 dwellings or non-residential development that extends from 1,000 - 5,000m² in area, the Health Impact Assessment will take the form of an extended screening or rapid Health Impact Assessment;
 - c. For developments of 10 – 19 dwellings, or other developments that the Council considers may have a potential impact on public health, either a Design and Access Statement, Planning Statement or an extended screening or rapid Health Impact Assessment should be provided.
3. Sandwell Council will support vibrant centres and local facilities, which offer services and retail outlets that promote choice, and which enable and encourage healthy choices. This will include managing the location, concentration of and operation (including opening hours) of businesses that contain uses potentially in conflict with these aims, including:
 - a. hot food takeaways (sui generis), or hybrid uses incorporating such uses (Policy SDM6);
 - b. betting shops and amusement arcades (Policy SDM8);
 - c. shisha cafes / lounges, where the balance of uses is such that the use of the premises is predominantly for shisha smoking.
4. Where the development of a new shop is acceptable in principle under other policies, planning permission will only be granted where a condition can be imposed that prevents the subsequent establishment of a stand-alone off-licence without the need to apply for planning permission where there is evidence of

⁵¹ See also Table 3 of the SLP, which identifies relationships between the plan's objectives and the policies in the plan that will help deliver them

Policy SHW1 – Health Impact Assessments

existing alcohol drinking establishments contributing to existing negative health and wellbeing impacts and patterns of anti-social behaviour.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHW1	0	0	0	+	0	0	+	0	+	0	+	++	0	0

F.6.1.1 Policy SHW1 sets out the requirement for development proposals within the borough to undertake a Health Impact Assessment (HIA), dependent on the scale and nature of the proposal. This will help to ensure that opportunities for promoting healthy lifestyles are maximised. This will be likely to result in benefits such as creating engaging public spaces that facilitate social interaction and encourage walking and cycling. Additionally, the policy sets out requirements to support healthy food choices and vibrant local centres. Overall, the policy is identified to have a major positive impact on the health and wellbeing of local residents (SA Objective 12).

F.6.1.2 By requiring some developments to submit HIAs, this policy will help to ensure development proposals do not have direct adverse impacts on: residents’ physical or mental health; social, economic and environmental living conditions; demand for or access to health and social care services; or an individual’s ability to improve their own health and wellbeing. Therefore, this policy will also be likely to have minor positive impact in relation to equality (SA Objective 11).

F.6.1.3 In addition, Policy SHW1 could potentially have a minor positive impact on transport and accessibility within the Plan area by promoting walking and cycling over the use of private vehicles, and as such, encouraging people to engage in higher levels of daily physical activity (SA Objective 9). Consequent benefits may also be seen in terms of reducing the emission of road transport-associated pollutants which can be harmful to health, potentially leading to minor positive impacts regarding climate change mitigation and pollution (SA Objectives 4 and 7).

F.6.2 Policy SHW2 – Healthcare infrastructure

Policy SHW2 – Healthcare infrastructure

1. New healthcare facilities should be:
 - a. well-designed and complement and enhance neighbourhood services and amenities;
 - b. well-served by public transport infrastructure, walking and cycling facilities and directed to a town centre appropriate in role and scale to the proposed development, and its intended catchment area, in accordance with Policies SCE3 and SCE4. Proposals located outside centres must be justified in terms of relevant policies such as Policy SCE6, where applicable;

Policy SHW2 – Healthcare infrastructure

- c. wherever possible, located to address accessibility gaps in terms of the standards set out in Policy SHO3, particularly where a significant amount of new housing is proposed; and
 - d. where possible, co-located with a mix of compatible community services on a single site.
2. Existing primary and secondary healthcare infrastructure and services will be protected, unless it has been demonstrated that the loss or partial loss of a facility or site arises from a wider public service transformation plan that requires investment in modern, fit for purpose infrastructure and facilities. New or improved healthcare facilities and services will be provided in accordance with requirements agreed between Sandwell Council and local health organisations.
 3. Proposals for major residential developments of ten units or more must be assessed against the capacity of existing healthcare facilities and / or services as set out in local development documents. Where the demand generated by the residents of the new development would have unacceptable impacts upon the capacity of these facilities, developers will be required to contribute to the provision or improvement of such services, in line with the requirements and calculation methods set out in local development documents.
 4. Where it is not possible to address such provision through planning conditions, a planning agreement or planning obligation may be required.
 5. In the first instance, infrastructure contributions will be sought to deal with relevant issues on the site or in its immediate vicinity. Where this is not possible, however, any contribution will be used to support offsite provision of healthcare infrastructure and / or related services.
 6. The effects of the obligations on the financial viability of development may be a relevant consideration.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHW2	0	0	0	+	0	0	+	0	+	0	+	++	0	0

- F.6.2.1 Policy SHW2 seeks to ensure that all new healthcare facilities are well designed and accessible, with a particular focus on ensuring facilities are accessible by public transport. The policy also aims to protect existing healthcare facilities, and details how larger residential developments of ten or more homes should be assessed against the capacity of surrounding facilities and new facilities should be *"located to address accessibility gaps"*. These factors will help to ensure all new residents have good access to healthcare facilities, and as such, a major positive on health is identified (SA Objective 12).
- F.6.2.2 By identifying and addressing accessibility gaps, this policy will also be expected to promote equal access to healthcare and could potentially help to reduce health inequalities; therefore, a minor positive impact on equality is identified (SA Objective 11).
- F.6.2.3 This policy seeks to ensure that all healthcare developments are located in areas with good public transport access for residents, and that where possible, healthcare facilities are co-located alongside other community services to serve nearby residential development. This

policy could potentially reduce the need to travel and reduce the volume of visitors arriving at facilities via private car, with subsequent benefits in terms of reducing local congestion and transport-associated emissions. Therefore, due to the focus on sustainable transport and accessibility, this policy could potentially have a minor positive impact on climate change mitigation, pollution and transport (SA Objectives 4, 7 and 9).

F.6.3 Policy SHW3 – Air quality

Policy SHW3 – Air quality

Strategic Approach

1. The SLP will support a diverse approach to addressing the issue of poor air quality across the borough, including:
 - a. requiring development and other land use proposals to promote the integration of cycling, walking, public transport and electric charging points as part of their transport provision;
 - b. promoting and supporting (including through continued joint working with adjacent Black Country authorities and others) a modal shift from private motorised vehicles to the use of clean, fast and accessible public transport alternatives such as rail, the Metro and bus transport networks, cycling and walking;
 - c. including a range of measures relating to energy generation at developments as set out in the hierarchy identified in Policy SCC1 - Energy Infrastructure, such as the installation of renewables-based systems;
 - d. requiring the provision and protection of green open spaces and significant additional tree cover (Policies SDS8 and SNE3);
 - e. ensuring the sustainable location of new residential and employment development to minimise commute times; and
 - f. as part of an integrated zero-emission public transport system, promoting and requiring the use of sustainable technologies, zero-emission vehicles, design and materials and providing new or extended bus services to meet demand when development of a strategic nature is planned and constructed.
2. New development must demonstrate how its occupiers and users would be affected by air quality and how the development itself affects air quality. Planning permission for new development or changes of use will be refused where data assessment indicates that development will:
 - a. lead to deterioration of existing poor air quality;
 - b. create any new areas that exceed air quality objectives; or
 - c. delay compliance being achieved in areas that are currently in exceedance of legal limits unless sufficient mitigation can be achieved.

Improving air quality

3. Residential or other sensitive development such as schools, hospitals / health care and care facilities should be sited in areas where air quality already meets national objectives, or where compliance with those objectives can be achieved with suitable mitigation proposed as part of the development proposal and verified as being achieved before occupation of the development.
4. Developments that will have a moderate air quality impact, and which can be dealt with through standard mitigation measures, will not require an air quality assessment.

Policy SHW3 – Air quality

5. Whenever development is proposed in locations where air quality does not or will not meet national objectives, or where significant air quality impacts are likely to be generated onsite or elsewhere by the development itself or its subsequent use / activities, an appropriate Air Quality Assessment will be required to demonstrate that the proposed development will improve air quality to meet relevant objectives once the development is completed and occupied / operational:
 - a. the assessment must take into consideration the potential cumulative impact on air quality of all extant planning permissions in the locality, for both large / strategic and small schemes;
 - b. the impact of point source emissions⁵² of pollutants to air on the scheme must also be addressed;
 - c. the assessment must take into consideration the types of pollutant emissions likely to be generated by the development and its future use / associated activities that will have an impact on human health;
 - d. where assessments show that a development is likely to result in exposure to pollutant concentrations that exceed national objectives, a mitigation plan will be required to determine that the development will improve air quality, in order that it will meet air quality objectives once it is complete and occupied / operational; and
 - e. adequate and satisfactory mitigation measures that are capable of implementation, including the planting of additional and replacement trees in appropriate locations, must be identified, submitted as part of an application, and made subject to appropriate conditions before planning permission is granted.
6. Developments should not include materials or be positioned or ventilated in a way that would result in poor indoor air quality. Guidance will be provided to detail how such issues should be addressed.

Emissions from Construction Sites

7. For all types of development, the control of emissions from construction sites will be agreed with the local authority.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHW3	0	0	+	+	0	0	++	0	+	0	0	+	+	0

F.6.3.1 Air pollution is a significant concern internationally and locally. Sandwell is wholly designated as an Air Quality Management Area (AQMA) alongside the surrounding authorities within the Black Country. Without careful planning, introducing new development within an AQMA will make it more difficult to meet national air quality objectives within the AQMA, whilst also exposing new residents to existing poor air quality.

⁵² Pollution that originates from one place

- F.6.3.2 Policy SHW3 requires development proposals to promote the use of pedestrian and cycle routes, access to rail, metro and bus transport networks, plus provide electric car charging points. These measures will contribute towards a modal shift to the use of public transport and more sustainable travel options, rather than private vehicles. In terms of air quality, electric vehicles are an effective alternative to petrol or diesel-powered vehicles as they emit fewer, or zero, air pollutants. By discouraging the use of the private car, this policy will be expected to help reduce transport-associated emissions and have a positive impact on local air quality.
- F.6.3.3 Where a development proposal is situated in a location that does not currently meet national objectives, the policy requires an appropriate Air Quality Assessment (AQA) to be carried out to demonstrate that the proposed development will meet air quality objectives once the development is completed. Overall, Policy SHW3 is identified to have a major positive impact on air pollution (SA Objective 7).
- F.6.3.4 The requirements set out in Policy SHW3 could potentially help to minimise the Plan area's contributions to climate change by offering alternative, lower emission and more sustainable means of transport. A minor positive impact is therefore also identified for climate change mitigation (SA Objective 4).
- F.6.3.5 As well as contributing towards the improvement of local air quality, encouraging the provision of sustainable transport methods and electric car charging points will be expected to have a minor positive impact on transport and accessibility (SA Objective 9).
- F.6.3.6 Policy SHW3 aims to encourage active travel by integrating pedestrian and cycle routes into development proposals. In addition, the policy aims to increase the provision of green and open spaces across the borough. This will be likely to facilitate healthy lifestyles, through promoting outdoor exercise and benefiting mental wellbeing of residents. Overall, this policy will be likely to have a minor positive impact in regard to human health (SA Objective 12).
- F.6.3.7 Some habitats are sensitive to air pollution in the form of atmospheric nitrogen deposition. This policy will help to prevent deterioration of air quality and thereby help to protect sensitive habitats from elevated rates of atmospheric nitrogen deposition. Therefore, this policy could potentially have a minor positive impact on biodiversity (SA Objective 3).
- F.6.3.8 In addition, this policy requires development proposals to be situated in a sustainable location to minimise commuter distance and time. This will be likely to situate residents in close proximity to a range of job opportunities, and therefore, have a minor positive impact on the local economy (SA Objective 13).

F.6.4 Policy SHW4 – Open space and recreation

Policy SHW4 – Open space and recreation

1. All residential developments of ten homes or more should contribute towards the provision of unrestricted open space, in line with the standards set out in Table 3 of Appendix J. Where such provision on-site would make the development unviable or where there is no physical capacity to include it, the

Policy SHW4 – Open space and recreation

- Council will in exceptional circumstances accept a commuted sum for nearby off-site provision in lieu or for the improvement of existing facilities within walking distance⁵³.
2. On new housing sites of 2ha or over, Sandwell Council will seek the provision of new unrestricted open space at a minimum ratio of 3.275 hectares of space per 1,000 population. This open space will be provided on site.
 3. The Council will seek to ensure that at least one hectare of unrestricted open space is provided within walking distance (0.4 km) of all the Borough's residents and proposals that help it meet this aim will be welcomed.
 4. Sandwell Council will support proposals⁵⁴ that:
 - a. deliver against up-to-date local open space⁵⁵ and recreation standards for the borough, and address any shortfalls in provision, in terms of quantity, quality and access;
 - b. address the ecological and environmental priorities set out in the Sandwell Local Nature Recovery Strategy or subsequent West Midlands LNRS as appropriate;
 - c. make more efficient use of open spaces in the urban area by:
 - i. creating more multifunctional open spaces;
 - ii. protecting the existing open space network for recreation and biodiversity and taking opportunities to strengthen and expand it;
 - iii. significantly expanding community use of open space and recreation facilities provided at places of education;
 - iv. making creative use of land exchanges and disposing of surplus assets to generate resources for investment;
 - v. increasing access to open space and recreation facilities for all, including people with disabilities and other target groups with limited access at present; and
 - vi. where a place, site or facility has a cross-boundary catchment, identifying the most appropriate location to maximise community access and use of new facilities.
 5. Aspects of development proposals that would increase the overall value of the open space and recreation network in Sandwell will be supported, especially in areas of proven deficiency against adopted quantity, quality and accessibility standards.
 6. Proposals should maintain and / or enhance the quantity, quality and accessibility of open space and help address any shortfalls in provision, when measured against adopted local standards. Where practicable, new open space should be provided on-site and relate well to other green infrastructure features.
 7. Applications for planning permission that would result in the loss of land allocated as open space on the SLP Policies Map and used for recreation in Sandwell will be refused unless it can be demonstrated that there is a robust and overriding matter of public interest at stake⁵⁶:

⁵³ Based on the off-site contribution costs set out at Appendix J

⁵⁴ Involving both current activities and facilities and where there are plans for new open spaces and recreation sites / uses

⁵⁵ See SLP Appendix J

⁵⁶ This requirement applies only when considering changes to areas of informal open space and recreation – formal playing pitches and sports provision are addressed in detail in Policy SHW5

Policy SHW4 – Open space and recreation

- a. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and accessibility in a nearby location; or
 - b. An assessment has been undertaken which has clearly shown the open space or land to be surplus to requirements, meaning that:
 - i. The following loss of the open space, the quantity and accessibility of all types of open space would not fall below the standards set out in Table 3 of Appendix J at ward level, or if already below the standards that the quantity and accessibility of each type of open space would not become worse; or
 - c. The development is for alternative recreational provision, the benefits of which clearly outweigh the loss of the current or former use. .
8. Development proposals should focus on supporting / delivering the following functions of open space in Sandwell:
- a. improving the image and environmental quality of the borough;
 - b. protecting and enhancing the significance of heritage assets and their settings;
 - c. enhancing visual amenity;
 - d. providing buffer zones between incompatible uses;
 - e. increasing surveillance and enhancing public perceptions of safety;
 - f. mitigating the effects of climate change, e.g., through flood risk betterment, installing SuDS, reducing potential urban heat island effects and providing opportunities for additional landscaping and tree planting;
 - g. preserving and enhancing environmental and habitat diversity and preventing the fragmentation of ecological networks;
 - h. extending, increasing access to and enhancing the ecological value of multifunctional green spaces and networks;
 - i. supporting informal physical activity, including through footpath and cycle network infrastructure, and providing areas for informal recreation and children’s play;
 - j. providing opportunities for people to grow their own food on allotments and encouraging urban horticulture.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHW4	0	+	+	+	+	0	+	0	+	0	+	++	0	0

F.6.4.1 Policy SHW4 seeks to ensure that open space and recreation facilities throughout the Plan area will be protected, managed and enhanced, in order to provide safe and accessible community facilities for existing and future residents. Open space has multiple benefits within an area. This includes physical and mental health benefits associated with residents’

access to a diverse range of natural habitats, alongside the facilitation of outdoor recreation.

- F.6.4.2 Access to sports, recreation and leisure facilities is essential for residents to be able to pursue healthy and active lifestyles. This policy supports the development of new sports, recreation and leisure facilities within the Plan area and will be expected to improve current facilities, contribute to the development of new facilities and ensure residents have good access to outdoor space. Therefore, the policy is identified to have a major positive impact on the health and wellbeing of residents (SA Objective 12). The policy also encourages the development of footpath and cycle networks, with benefits to local accessibility (SA Objective 9).
- F.6.4.3 Furthermore, through *“increasing access to open space and recreation facilities for all, including people with disabilities and other target groups with limited access at present”* this policy will be expected to help fill gaps in accessibility for vulnerable or disadvantaged groups, providing more equitable access to these important facilities. The policy also seeks to improve safety and reduce the fear of crime through increasing surveillance. Therefore, a minor positive impact on equality is identified (SA Objective 11).
- F.6.4.4 Open space can be beneficial to the local biodiversity network by providing an increased number of natural habitats and providing the opportunity to create green links within urban areas. Policy SHW4 sets out particular support for proposals which *“address the ecological and environmental priorities set out in the Sandwell Local Nature Recovery Strategy or subsequent West Midlands LNRS”*. This could also benefit the local landscape by creating attractive open spaces within the area. This policy aims to improve visual amenity and contribute towards the preservation and enhancement of the natural and built environment. As a result, it is expected that Policy SHW4 will have a minor positive impact on the local landscape and biodiversity (SA Objectives 2 and 3).
- F.6.4.5 Potential new or enhanced open spaces, and associated GI, can contribute towards improved air quality due to the increased uptake of carbon dioxide. Due to this enhanced carbon storage capacity, this policy could potentially contribute towards the mitigation anthropogenic climate change. GI could also potentially provide natural filtration to reduce residents’ exposure to air pollution, for example from emissions associated with road transport. Furthermore, this policy encourages active travel, which will be expected to reduce the reliance on private car use. A minor positive impact on climate change mitigation and pollution is therefore identified (SA Objectives 4 and 7). Enhanced open space and GI could also potentially help to reduce water runoff rates, and as such, have a minor positive impact by reducing the risk of flooding (SA Objective 5).

F.6.5 Policy SHW5 – Playing fields and sports facilities

Policy SHW5 – Playing fields and sports facilities

1. Existing playing fields and built sports facilities must be retained unless:
 - a) an assessment has been undertaken that has clearly shown the playing fields or built sports facilities to be surplus to requirements (for existing or alternative sports provision) at the local and sub-regional level; or

Policy SHW5 – Playing fields and sports facilities

- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable and accessible location; or
 - c) the development is for alternative sports provision, the benefits of which clearly outweigh the loss of the current or former use; or
 - d) The proposed development affects only land incapable of forming part of a playing pitch and would not prejudice the use of any playing pitch or remaining areas of playing field on the site.
2. New build sports facilities should be:
- a) in accordance with local needs identified in the current Playing Pitch and Outdoor Sports Strategy, to ensure provision of appropriate facilities in a suitable location to meet that need;
 - b) well-designed, including through the provision of high-quality landscaping and public realm enhancements, and well-related to neighbourhood services and amenities; and
 - c) well-linked to public transport infrastructure and footpath and cycleway networks and directed to a centre appropriate in role and scale to the proposed development and its intended catchment area. Proposals located outside centres must be justified in terms of relevant national policy.
3. Where assessments demonstrate that major housing development would increase the need for playing pitches or built sports facilities to a level where significant new or improved facilities are required to meet demand, proportionate planning obligations or Community Infrastructure Levy will be used to acquire or create sufficient provision, where it is financially viable and appropriate to do so, and long-term management arrangements can be secured and funded. Smaller co-located sites, which when taken together could effectively form part of a major development, will also need to take this policy into account.
4. Where land is provided for a new built sports facility as part of a housing development, the financial contribution made by that development towards built sports facilities will be reduced accordingly.
5. The wider community use of school playing fields, other school facilities, such as sports halls, and private facilities will be encouraged, especially in areas where public provision is deficient. Where appropriate, this will be secured through agreement to a suitably worded community use agreement.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHW5	0	+	0	0	0	0	0	0	+	0	+	+	0	0

F.6.5.1 Policy SHW5 seeks to ensure that playing fields and sports facilities throughout the Plan area will be protected, managed, and enhanced, in order to provide safe and accessible community facilities for existing and future residents.

F.6.5.2 Providing good access to sports facilities will allow residents to pursue active and healthy lifestyles. The policy states that “*facilities will be encouraged, especially in areas where public provision is deficient*”, and ensure that new facilities will be “*well-linked to public*”

transport infrastructure and footpath and cycleway networks” which can be expected to encourage active modes of transport. Therefore, a minor positive impact on active travel, equal access to leisure and sport facilities and the health of residents will be likely (SA Objectives 9, 11, and 12).

F.6.5.3 The policy states that new facilities will be well-designed and will provide *“high-quality landscaping and public realm enhancements”*. A minor positive impact on landscape could therefore be achieved (SA Objective 2).

F.6.6 Policy SHW6 – Allotments

Policy SHW6 – Allotments

1. The provision and promotion of allotments and community gardens in Sandwell will be supported by the Council. This will be achieved by:
 - a. retaining existing allotments and resisting their loss unless in accordance with allocations identified in this plan;
 - b. working with partners and local communities to identify sites with potential for local food growing; and
 - c. supporting projects that promote community gardening, farming and orchards.
2. If allotments are to be redeveloped, compensatory measures will be required for the loss, either through provision of new allotments on an open space of equivalent value nearby, or through a commensurate contribution to the enhancement of existing allotment provision in the vicinity.
3. Proposals for community agriculture will be supported where appropriate.
4. Development proposals that are located next to, or which may have an impact on, existing allotments will be expected to avoid or mitigate adverse impacts on them by employing the agent of change principle.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHW6	0	+	+	0	0	0	0	0	0	0	+	+	0	0

F.6.6.1 Policy SHW6 aims to protect and support the allotments and community gardens within the borough.

F.6.6.2 The policy will help to maintain and strengthen local distinctiveness and sense of place by *“retaining existing allotments”* and *“supporting projects that promote community gardening, farming and orchards”*. Allotments could contribute towards the local character, leading to a minor positive impact on landscape (SA Objective 2).

F.6.6.3 Allotment provision will assist in providing habitats for local wildlife amongst the urban areas. Under the policy, allotments will be positively managed and therefore a minor positive impact on local biodiversity is identified (SA Objective 3).

- F.6.6.4 Allotments will also be likely to provide health benefits to residents, being an open space equivalent that can provide a peaceful, aesthetically pleasing environment. Additionally, the allotments can provide shared space for community activities that can improve social cohesion. The policy will therefore be likely to have a minor positive impact on equality and health (SA Objectives 11 and 12).

F.7 Sandwell’s Housing

F.7.1 Policy SH01 – Delivering sustainable housing growth

Policy SH01 – Delivering sustainable housing growth

1. Sufficient land will be provided to deliver at least 10,434 net new homes over the period 2024 - 2041.
2. The key sources of housing land supply are summarised in Table 5, which also provides an indicative number of homes to be delivered in the following timeframes: 2024- 2029, 2029 - 2034, 2034 - 2039 and 2039 - 2041. Housing allocations are set out in Appendix B.

Table 5 – Housing Land Supply – sources

Source of Supply	Type of Supply	2024-2029	2029 - 2034	2034 - 2039	2039 - 2041	Total
Current Supply	Site under construction	883	6	0	0	889
	Sites with Planning Permissions or Prior Approval ▲	787	97	0	0	884
	Sites with Other Commitments (as set out in 2024 SHLAA) ◆	24	17	0	0	41
Allocated	Occupied Employment Land †	224	916	770	333	2243
	Other Non-Occupied Employment Land ◆	158	1349	797	0	2304
	Sites with Planning Permission ▲	1142	288	95	95	1620
	Sites Under Construction	76	0	0	0	76
Total Identified Sites		3293	2673	1662	428	8057
Total Windfall Allowance	Small sites (<10 homes / 0.25ha)	0	875	875	350	2100
Additional floorspace in centres	West Bromwich	0	5	0	0	5
	Town Centres	0	72	0	0	72
	District and Local Centres	0	95	0	0	95
Total additional floorspace in centres		0	172	0	0	172
Additional supply in Wednesbury Master Plan		0	105	0	0	105
Total Supply		3293	3825	2537	778	10434
Gypsy and Traveller pitches		10	0	0	0	10

▲ Discounted by 5% ◆ Discounted by 10% † Discounted by 15%

3. Most of the requirement will be met through sites with existing planning permission and sites allocated for housing by this Plan. Additional housing supply will also be secured on windfall sites throughout the urban area. The estimated net effect of housing renewal up to 2041 will be reviewed annually and used in the calculation of housing land supply.

Policy SHO1 – Delivering sustainable housing growth

4. The development of sites for housing should demonstrate a comprehensive approach, making best use of available land and infrastructure and not prejudicing neighbouring uses. Incremental development of an allocated site will only be allowed where it would not prejudice the achievement of high-quality design across the wider site. Masterplans and other planning documents⁵⁷ will be produced, where appropriate, to provide detailed guidance on the development of allocations.
5. Ancillary uses appropriate for residential areas, such as health facilities, community facilities and local shops, may be acceptable where there is a gap in service provision and where they can be integrated successfully into the residential environment. Other uses will not be acceptable on these sites.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHO1	+/-	+/-	+	0	-	-	-	-	+	+	+	+	0	+

- F.7.1.1 Policy SHO1 will be expected to deliver a high quantum of residential development of 10,434 net new homes over the Plan period in Sandwell. However, this policy will not be expected to fully meet the identified housing needs of the borough. Overall, a minor positive impact on housing provision is identified (SA Objective 10).
- F.7.1.2 The majority of sites allocated under Policy SHO1 are directed towards the existing urban area where there is more potential for the new development to be well integrated into the existing townscape and potentially enhance the local character, especially owing to the policy requirement to ensure masterplans are prepared to guide the developments. However, the proposed development of 10,434 dwellings, some of which are likely to be situated on previously undeveloped land or result in the loss of green spaces within the urban area, will also have potential to lead to adverse effects on the character of the townscape and landscape in some locations. The overall effect on SA Objective 2 is uncertain.
- F.7.1.3 Similarly, the focus of housing allocations predominantly in centres has the potential to harm the significance and setting of urban heritage assets, including listed buildings, although there may also be opportunities for heritage-led regeneration and sensitive design to conserve and enhance the historic environment. The overall effect on cultural heritage (SA Objective 1) is uncertain.
- F.7.1.4 Policy SHO1 could potentially have a minor positive impact on biodiversity (SA Objective 3) in the long term, as the minimum 10% BNG statutory requirement will help to ensure that the number and diversity of habitats and species in the area increases. This will need careful management and monitoring to ensure that BNG is successful in the longer term.

⁵⁷ E.g., design codes, development frameworks and supplementary plans

- F.7.1.5 Although development on brownfield land is prioritised and Policy SHO1 seeks to make the best use of available land, the delivery of 10,434 homes is expected to result in some depletion of land with environmental value, as a number of allocated sites are located on or contain some areas of greenfield land. A minor negative impact is identified for natural resources (SA Objective 6). In addition to potential small-scale losses of undeveloped land and associated GI, although the majority of allocated sites under Policy SHO1 are located in Flood Zone 1 where fluvial flood risk is low, some allocated sites are situated on land at some risk of surface water flooding. There is potential for a minor negative effect on climate change adaptation (SA Objective 5).
- F.7.1.6 An increase in exposure to and production of pollution, as well as an increase in waste generation is likely given the high quantum of residential growth allocated in Policy SHO1. A minor negative impact has also been identified for pollution (SA Objective 7) and waste (SA Objective 8).
- F.7.1.7 Negative effects may also occur to some extent in terms of GHG emissions associated with the proposed residential growth. However, Policy SHO1 is likely to locate the majority of allocated sites within a sustainable distance to public transport links, healthcare facilities, greenspaces and local schools, resulting in minor positive impact for transport (SA Objective 9), equality (SA Objective 11), health (SA Objective 12) and education (SA Objective 14). On balance, a negligible impact is identified for climate change mitigation (SA Objective 4).
- F.7.1.8 Policy SHO1 is unlikely to directly affect employment land or the provision of jobs and as such a negligible effect is identified for SA Objective 13.
- F.7.1.9 The allocated sites for residential use in the SLP have been assessed individually in the SA process alongside other reasonable alternative sites pre-mitigation (see **Appendix E**) and post-mitigation (see **Appendix G**).

F.7.2 Policy SHO2 – Windfall developments

Policy SHO2 – Windfall developments

1. Proposals for residential development on sites not specifically allocated for residential use (windfall developments) will be permitted where the site is previously developed land and in accordance with other local plan policies.
2. Proposals for residential development on unallocated greenfield land will be resisted. Such sites will only be considered where:
 - a. the site is not protected open space; or
 - b. the site is Council-owned land that is deemed surplus to requirements; or
 - c. the development of the site will bring an under-used piece of land back into beneficial use and will not harm the environmental or ecological value of the site and the wider area, in accordance with other relevant policies in the SLP, or cause harm to the significance of heritage assets, including their setting.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHO2	0	0	0	+/-	+/-	+	+/-	+/-	+/-	+	+/-	+/-	+/-	+/-

F.7.2.1 Policy SHO2 prevents the use of unallocated greenfield land for development except for under specific circumstances. Therefore, a minor positive impact on the conservation of natural resources is identified (SA Objective 6).

F.7.2.2 The support for residential development on windfall sites could help to increase housing provision, contributing towards the identified housing need, and resulting in a minor positive impact on SA Objective 10.

F.7.2.3 The policy states that windfall sites will be considered where they “*will not harm environmental or ecological value of the site and the wider area ... or cause harm to the significance of heritage assets*”. Through reducing the potential for adverse effects, a negligible impact on cultural heritage, landscape, and biodiversity will be likely (SA Objectives 1, 2, and 3).

F.7.2.4 Without understanding the number, scale and nature of potential windfall developments, the overall impacts of Policy SHO2 on all other SA Objectives are uncertain.

F.7.3 Policy SHO3 – Housing density, type and accessibility

Policy SHO3 – Housing density, type and accessibility

1. The density and type of new housing provided on any housing site should be informed by:
 - a. The need for a range of types and sizes of accommodation to meet identified local needs;
 - b. The level of accessibility by sustainable transport to residential services, including any improvements to be secured through development, as set out in Table 6; and
 - c. The need to achieve high-quality design to mitigate and adapt to climate change and minimise amenity impacts, considering the characteristics and mix of uses in the area where the proposal is located.
2. The council will aim to provide an overall mix of house types over the plan period, tailored to best meet local needs and will support development that creates mixed, sustainable and inclusive communities. Developments of ten homes or more should provide a range of house types and sizes that will meet the accommodation needs of both existing and future residents, in line with the most recently available information.
3. All developments of ten homes or more should achieve the minimum net density, on the net developable area, set out below, except where this would prejudice historic character and local distinctiveness as defined in Policy SHE2:
 - a. 100 dwellings per hectare where Table 6 accessibility standards for very high-density housing are met and the site is

Policy SH03 – Housing density, type and accessibility

- i. located within a strategic or Town Centre detailed at Table 10;
 - ii. Identified for very high-density housing within a masterplan and / or design brief agreed with the council; or
 - iii. Considered suitable for very high-density housing in accordance with guidance in the council’s Design Code.
- b. 45 dwellings per hectare where Table 6 accessibility standards for high density housing are met;
 - c. 40 dwellings per hectare where Table 6 accessibility standards for moderate density housing are met.
4. Table 6 provides details of the appropriate density and, where appropriate, house type mix, to be sought on each housing allocation site, in accordance with the requirements set out in this Policy. Further details of design requirements for housing developments will be set out in Sandwell’s Design Codes.

Table 6 – Minimum Housing Densities and Accessibility

Density (homes per hectare net)	Very High: 100 + Only appropriate within West Bromwich	High: 45 +	Moderate: 40 +
Indicative proportion of flats	100%	>15%	0 – 15%
Indicative amount of housing suited to families	low	medium	high
Accessibility (by either walking or public transport, unless stated)			
Employment - Strategic Centre or other employment area	20 mins	20 mins	30 mins
Health – Primary Care e.g. GP Surgery or Health Centre	10 mins	10 mins	15 mins
Fresh Food - Centre or food store	N/a	10 mins	15 mins
Education - Primary School (walking distance only)	N/a	15 mins	10 mins
Education - Secondary School	N/a	25 mins	20 mins

5. Any development that fails to make efficient use of land, by providing a disproportionate number of large, 4+ bedroom homes when compared with evidenced local housing need, will be refused in accordance with the requirements of this policy.
6. Development proposals should be consistent with other Local Plan policies.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHO3	0	0	0	+	0	0	+	0	+	+	+	+	0	0

F.7.3.1 An appropriate mix of housing is required across the Plan area to help to ensure that the varied needs of current and future residents are met. In particular, this may include an increased number of smaller homes which will be likely to help provide appropriate accommodation for the elderly and first-time buyers entering the market.

F.7.3.2 Policy SHO3 aims to ensure that residential developments contribute towards the identified local housing need, supporting the current and future requirements of the population in terms of housing type and size, as well as ensuring new residents have good access to sustainable transport options. The policy sets out criteria for accessibility standards and appropriate densities of housing within each zone, which will help to ensure housing is provided in sustainable locations which results in a reduced need to travel, encourages local shopping and promotes social inclusion in the community. This will be likely to have a minor positive impact on local accessibility, housing provision and equality (SA Objectives 9, 10 and 11).

F.7.3.3 Due to the requirement to ensure that the density and type of housing development is informed by the level of accessibility via sustainable transport, this policy could potentially help to reduce emissions of road transport associated GHGs and air pollutants. Therefore, a minor positive impact will be anticipated on climate change mitigation and pollution (SA Objectives 4 and 7).

F.7.3.4 By providing a suitable mix of housing types and tenure, this policy will be expected to meet the varying needs of residents, and as such, have a minor positive impact on health and wellbeing (SA Objective 12).

F.7.4 Policy SHO4 – Affordable housing

Policy SHO4 – Affordable housing

1. Developments of ten homes or more should, where financially viable, provide a range of tenures that will meet the accommodation needs of both existing and future residents, in line with the most recently available information.
2. All developments of ten homes or more should provide a proportion of affordable housing on site where this is financially viable. Only in exceptional circumstances would a commuted sum be acceptable instead of on-site provision. Smaller sites, which could reasonably be expected to form part of a major development in the future, will also need to take this policy into account. The minimum proportion of affordable housing that should be provided is:
 - a. On all sites in a lower zones and brownfield* sites in medium value areas - 10% affordable housing;
 - b. On greenfield* sites in medium value zones – 15% affordable housing;

Policy SHO4 – Affordable housing

- c. On all sites in higher value zones – 25% affordable housing
- 3. 25% of the affordable homes required by this policy will be First Homes tenure, as defined in national guidance.
- 4. Beyond the tenure requirements set out in Parts 2 and 3 of this policy, the tenure and type of affordable homes sought will be determined on a site-by-site basis, based on national planning policy and best available information regarding local housing needs, site surroundings and viability considerations.
- 5. Where providing the applicable percentage of affordable homes (as set out in Part 2) cannot be achieved, the maximum proportion of affordable housing will be required that does not undermine the development’s viability (Policy SID1).
- 6. The affordable housing created will remain affordable in perpetuity.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHO4	0	0	0	0	0	0	0	0	0	+	+	0	0	0

F.7.4.1 Policy SHO4 will help to ensure that, throughout the Plan area, SMBC delivers an appropriate mix of affordable housing that meets the varied needs of current and future residents. This policy sets out the requirements for 25% affordable housing to be delivered within developments of ten dwellings or more, to ensure that suitable residential development is provided to meet the social and economic needs of the population.

F.7.4.2 Overall, Policy SHO4 is anticipated to result in a minor positive impact in relation to housing and equality (SA Objectives 10 and 11).

F.7.5 Policy SH05 – Delivering accessible and self / custom build housing

Policy SH05 – Delivering accessible and self / custom build housing

National Accessibility Standards

- 1. All new homes will be required to meet M4(2) (Category 2: Accessible and adaptable dwellings) requirement in Building Regulations⁵⁸.

Self-Build, Custom Build and Community-led Housing Schemes

- 2. On developments of 100 homes or more, where there is currently a demand for self-build and custom build plots (defined as the number of entries added to the self-build and custom build register in the most recent base period for the local authority where the site is located), at least 5% of plots should be made available for self-build or custom build, or sufficient to match demand if lower.
- 3. All plots set aside for self-build or custom build housing (secured via a legal agreement or planning condition) must include:

⁵⁸ Or any subsequent national equivalent standard

Policy SHO5 – Delivering accessible and self / custom build housing

- a. legal access onto a public highway;
 - b. water, foul drainage, broadband connection, and electricity supply available at the plot boundary;
 - c. sufficient space to build without compromising neighbouring properties and their amenity and the amenity of future occupiers; and
 - d. an agreed design code or plot passport for the plots.
4. If a plot remains unsold after six months, after a thorough and proportionate marketing exercise that includes making details available to people on the custom and self-build register, the requirement to make the plot available for self-build or custom build will fall away.
 5. Where appropriate, Sandwell Council will support the delivery of community-led / co-operative housing⁵⁹ proposals, particularly where they can help provide social / affordable housing options that will meet the specific requirements of local residents.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHO5	0	0	0	0	0	0	0	0	0	+	+	+	0	0

F.7.5.1 Policy SHO5 seeks to ensure an appropriate mix of accessible homes are delivered across the Plan area, as well as the opportunity for self-build homes, in line with national policy and the Building Regulations.

F.7.5.2 Future residential development needs to consider accessibility requirements for the elderly and those with specific needs. Policy SHO5 will be likely to help ensure residential developments allow for the safe and convenient access for all residents, including older people and wheelchair users.

F.7.5.3 This policy also seeks to meet the needs of those wishing to build their own homes. The policy aims to secure a 5% of major developments of 100 or more units to be available for self-build housing. This will help to ensure that new housing delivered across the Plan area can accommodate the diverse requirements of residents within Sandwell.

F.7.5.4 Overall, Policy SHO5 is anticipated to result in minor positive impacts in relation to housing, equality and human health (SA Objectives 10, 11 and 12).

F.7.6 Policy SHO6 – Protecting family housing (Use Class C3)

Policy SHO6 – Protecting family housing (Use Class C3)

1. To address the shortage of homes that are suitable and attractive to families throughout the borough and to encourage the provision of sustainable, inclusive and mixed communities, there will be a presumption

⁵⁹ As set out in Annex 2 of the NPPF (December 2023)

Policy SHO6 – Protecting family housing (Use Class C3)

against the loss of dwelling houses (Use Class C3) for family occupation through either sub-division, conversion to Use Class C4⁶⁰, conversion to other non-residential uses or demolition and redevelopment, unless:

- a) the property / properties is / are located within a site allocation and the corresponding development principles indicate that an alternative use or mix of housing will be more appropriate;
- b) the proposed development fulfils other regeneration aspirations of the Council;
- c) evidence of local housing need and demand indicates that an alternative mix of housing is appropriate;
- d) alternative provision will help meet other housing priorities of the Council, such as provision for elderly persons (including bungalows); or
- e) an applicant can demonstrate that the property / properties will no longer be suitable for family occupation, in which case, replacement with a new Class C3 dwelling house(s), suitable for family occupation will be the preferred approach, unless one of the criteria set out above can be satisfied.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHO6	0	0	0	0	0	0	0	0	0	+	+	0	0	0

F.7.6.1 Policy SHO6 seeks to respond to the local context and identified needs, ensuring housing suitable for families is protected. By encouraging dwellings that provide *"sustainable, inclusive and mixed communities"*, the policy will aid the provision of affordable, environmentally sound and good quality housing for all, therefore, a minor positive impact on housing and equality will be likely (SA Objectives 10 and 11).

F.7.7 Policy SH07 – Houses in multiple occupation

Policy SH07 – Houses in multiple occupation

1. Proposals for the creation of a House in Multiple Occupation (HMO), including the conversion of buildings or sub-division of dwellings, will only be permitted if this would not result in over 10% of the number of residential properties⁶¹ within a 100-metre radius of the application site, measured from the centre point of the property (referred to in this policy as the "relevant area") operating as HMOs and if the proposals would meet the additional criteria set out in this policy.
2. The methodology for establishing the quantum of HMOs in a relevant area is set out in the table below:

Table 8 – Methodology for calculating concentration of HMOs within a relevant area.

⁶⁰ Or subsequent / equivalent iterations

⁶¹ See paragraph 7.57

Policy SHO7 – Houses in multiple occupation

Methodology / Evidence:

The Council will calculate the number of HMOs in the relevant area for each individual planning application by using the following approach:

- i. Identifying the current distribution of residential properties in the relevant area -**
For the purposes of assessing applications for HMO development, dwelling houses and HMOS that are located within blocks of flats or subdivided properties are counted as one property. Residential institutions, care homes, hostels and purpose-built student accommodation and other specialist housing types are also counted as one property per block. This will ensure that calculations of HMO concentration are not skewed.
- ii. Calculating the number of HMOs in the relevant area -**
Current HMO numbers will be identified from the following sources:
 - **Properties licensed as a HMO**
 - **Properties with C4 or Sui Generis HMO planning consent or issued with a Certificate of Lawful Development**
 - **Council tax records – student exemptions for council tax excluding purpose-built student accommodation and private flats**
- iii. Calculating the concentration of HMOs in the relevant area -**
The concentration of HMOs surrounding the application site is calculated as a percentage of the total estimated number of existing HMO units against the total number of residential properties. It is accepted that although the HMO sources listed above provide the most robust approach to identifying the numbers and locations of HMOs in an area, it will not identify all HMOs.

3. Once the current level of HMO provision has been established in a relevant area, the following criteria will be applied to a new proposal:
 - a) the development would not:
 - i. result in the loss of C3 family-sized dwellings in areas where there is a proven demand for such accommodation (Policy SHO7);
 - ii. result in a C3 family dwelling house being sandwiched⁶² between two HMOs or other non-family residential uses⁶³;
 - iii. lead to a continuous frontage of three or more HMOs or non-family residential uses.

⁶² See justification for more detailed explanation

⁶³ For the purposes of this policy a non-family residential use is defined as a HMO, student accommodation, residential accommodation within C1 and C2 Use and self-contained flats

Policy SHO7 – Houses in multiple occupation

- b) the development is unlikely to be detrimental to the amenities of the occupiers of adjoining or neighbouring properties by way of noise, overlooking, general disturbance, or impact on visual amenity;
 - c) the development would not have a significant adverse impact on the character or appearance of the area, or of the historic or natural environment;
 - d) the development would not give rise to unacceptable adverse cumulative impacts on amenity, character, appearance, security, crime, anti-social behaviour or the fear of crime⁶⁴;
 - e) in areas at risk of a 1 in 100-year plus flood event, finished ground floor levels are at least 60cm above the 1 in 100-year plus flood level;
 - f) provisions for off- and on-street car and cycle parking are sufficient and appropriately incorporated and would not have an adverse impact on the surrounding area by way of increased on-street parking, impaired highway safety or impeding proper access to the area;
 - g) the site is in an area that has good access by walking and public transport to residential services, as set out in Policy SHO3; and
 - h) the development provides a satisfactory standard of living accommodation, and the internal layout is shown to be suitable for the number of units proposed in terms of daylight, outlook and the juxtaposition of living rooms and bedrooms;
4. The construction or conversion of the building / dwelling intended to form the HMO should be undertaken to provide adequate personal living space and residential facilities⁶⁵, including:
 - a. bedrooms of at least 7.5m² (single) and 11.5m² (double);
 - b. communal living space comprising lounge, kitchen and dining space either as distinct rooms or in an open plan format;
 - c. washing facilities;
 - d. adequate provision for the storage and disposal of refuse and recycling;
 - e. outdoor amenity space for sitting out, play and drying clothes and external storage space, including cycle storage⁶⁶.
 5. Where an HMO has been established in breach of the need for planning permission, retrospective consent will only be granted in exceptional circumstances.
 6. Proposals for the intensification or expansion of an existing HMO should comply with the criteria above, having regard to the size and character of the property.
 7. All HMOs must be able to satisfy the licensing requirements of Sandwell Council before planning permission will be granted.

⁶⁴ It is recommended that pre-application and planning application advice is sought for HMO proposals from the West Midlands Police Design Out Crime Offices

⁶⁵ Some national planning guidance is available, covering licensing and mandatory minimum room sizes
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/925269/HMOs_and_residential_property_licensing_reforms_guidance.pdf .

⁶⁶ This would normally be calculated to match the same amenity provision for an apartment block (10m² per person)

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHO7	0	0	0	0	0	0	0	0	+	+	+	+	0	0

F.7.7.1 A dwelling is classed as a house in multiple occupation (HMO) if at least three tenants live there and share a toilet, bathroom or kitchen. Policy SHO7 supports the development of HMOs, providing the proposal is in accordance with the criteria set out in the policy. This will be likely to provide a range of housing options to residents of Sandwell, and therefore, lead to a minor positive impact on housing and equality (SA Objectives 10 and 11).

F.7.7.2 This policy seeks to ensure development proposals are located in an area which has "good access by walking and public transport to residential services". This will be expected to have a minor positive impact on transport and accessibility and could potentially encourage outdoor exercise and active travel, with benefits to human health and wellbeing (SA Objectives 9 and 12).

F.7.7.3 In addition, the policy seeks to ensure the development of any HMOs will not significantly impact cultural heritage, landscape or biodiversity features, resulting in a likely overall negligible impact on SA Objectives 1, 2 and 3.

F.7.8 Policy SHO8 – Education facilities

Policy SHO8 – Education facilities

1. New nursery, school and further and higher education facilities should be:
 - a. well-designed, to the relevant local / national standards / guidance in place, and should complement and enhance neighbourhood services and amenities;
 - b. well-served by public transport infrastructure, walking, and cycling facilities, particularly in centres, and located to minimise the number and length of journeys needed in relation to the home to school travel distances; and
 - c. wherever possible, located to address accessibility gaps in terms of the standards set out in Policy SHO3, particularly where a significant amount of new housing is proposed.
2. New and improved education facilities will be secured through a range of funding measures:
 - a. Where a housing development of ten or more homes would increase the need for education facilities to the extent that new or improved facilities would be required to meet this need, planning obligations or Community Infrastructure Levy will be secured sufficient to meet the need in a timely manner, where this is financially viable.
 - b. Contributions will be secured retrospectively where forward funding of improvements is necessary to meet immediate needs.
 - c. For sites where there is likely to be a requirement for on-site provision of new schools, this is set out in Appendix B.

Policy SHO8 – Education facilities

3. Where land is provided for a new school as part of a housing development, the financial contribution made by that development towards education facilities will be reduced accordingly.
4. On sites where the education facility requirement is proven not to be viable, the maximum proportion of funding will be sought that will not undermine the viability of the development, subject to securing other planning obligations necessary for the development to gain planning permission. A financial viability assessment will be required to be submitted, meeting the requirements set out in Policy SID1.
5. New and redeveloped education facilities should include provision for wider community use of sports and other facilities where this would be in accordance with evidence of need, secured through a suitably worded community use agreement
6. The existing network of education facilities will be protected and proposals that seek to enhance this network will be supported. The physical enhancement and expansion of higher and further educational facilities and related business and research will be supported where it helps to realise the educational, training and research potential of Sandwell.
7. Proposals involving the loss, in part or the whole of an education facility will be permitted only where adequate alternative provision is available to meet the needs of the community served by the facility.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHO8	0	0	0	+	0	0	+	0	+	0	+	+	+	++

F.7.8.1 Policy SHO8 seeks to support the development or expansion of education facilities secured through a range of funding measures, including planning obligations or through the Community Infrastructure Levy (CIL). New facilities will be required to be in accordance with the criteria set out in the policy. The policy also aims to protect and enhance existing facilities. Therefore, a major positive impact on education is identified (SA Objective 14).

F.7.8.2 Improved access to education will also be likely to have benefits to the local economy, by ensuring a greater proportion of residents have skills desirable in many employment sectors. The policy seeks to address accessibility gaps and ensure all residents have good access to educational facilities via public transport. Therefore, a minor positive impact on transport and accessibility, equality and the local economy is identified (SA Objectives 9, 11 and 13).

F.7.8.3 The policy also states that new education facilities should be *"well-served by public transport infrastructure, walking, and cycling facilities, particularly in centres, and located to minimise the number and length of journeys needed in relation to the home to school travel distances"*. This could potentially result in a minor positive impact on climate change mitigation and pollution, by reducing reliance on travel via car and consequently reducing emission of GHGs and harmful pollutants (SA Objectives 4 and 7).

- F.7.8.4 In addition, this policy seeks to ensure that “*new and redeveloped education facilities should include maximum provision for community use of sports and other facilities*”. This will be expected to have a minor positive impact on the health of local residents (SA Objective 12).

F.7.9 Policy SHO9 – Accommodation for Gypsies, Travellers and Travelling Showpeople

Policy SHO9 – Accommodation for Gypsies, Travellers and Travelling Showpeople

Safeguarding Existing Supply

1. Existing Gypsy and Traveller and Travelling Showpeople sites (shown on the Policies Map) will be protected unless it can be demonstrated that they are no longer required or suitable alternative provision can be made.

Meeting Future Need

2. New Gypsy and Traveller permanent pitches will be provided to meet identified need up to 2031 as set out in Table 9, in accordance with the Black Country Gypsy and Traveller Accommodation Assessment (GTAA) 2022.
3. Accommodation needs for Gypsies and Travellers and Travelling Showpeople over the Plan period will be met through sites with outstanding planning permission, allocated sites and other sites granted planning permission during the Plan period in accordance with the criteria set out below. The council will pursue funding and / or management arrangements for new sites, where necessary.
4. Proposals for permanent Gypsy and Traveller pitches and Travelling Showpeople plots will be assessed against the following criteria:
 - a. the site should be suitable as a place to live, particularly regarding health and safety, and the development should be designed to provide adequate levels of privacy and amenity for both occupants and neighbouring uses;
 - b. the site should meet moderate standards of access to residential services as set out in Policy SHO3, Table 6;
 - c. the site should be located and designed to facilitate integration with neighbouring communities;
 - d. the site should be suitable to allow for the planned number of pitches, an amenity block, a play area, access roads, parking and an area set aside for work purposes where appropriate, including, in the case of Travelling Showpeople, sufficient level space for outdoor storage and maintenance of equipment;
 - e. the site should be served or be capable of being served by adequate on-site services for water supply, power, drainage, sewage and waste disposal (storage and collection);
 - f. a minimum 10% biodiversity net gain is demonstrated in accordance with Policy SNE2; and
 - g. the site should not be at risk of flooding and proposals must not increase flood risk for others, in accordance with Policy SCC3.
5. The location, design and facilities provided on new sites will be determined in consultation with local Gypsies and Travellers and Travelling Showpeople and will also consider / reflect any available national guidance.

Policy SHO9 – Accommodation for Gypsies, Travellers and Travelling Showpeople

6. Proposals should be well designed and laid out in accordance with Secured by Design principles and as set out in Policy SDM1. It is recommended that pre-application advice is sought from the West Midlands Police Design Out Crime Officers.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHO9	0	0	+	-	0	0	-	0	+	+	+	+	0	+

- F.7.9.1 In accordance with the planning policy for traveller sites⁶⁷, Gypsies and Travellers are defined as *"persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such"*.
- F.7.9.2 Travelling Showpeople are defined as *"members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above"*⁶⁸.
- F.7.9.3 Policy SHO9 seeks to ensure the SLP meets the identified pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, as set out in the latest Gypsy and Traveller Accommodation Assessment (GTAA). Therefore, this policy will be likely to have a minor positive impact on housing provision (SA Objective 10).
- F.7.9.4 The policy will also be expected to have a minor positive impact on equality, as the provision of pitches and plots will help to ensure that a diverse range of residents in Sandwell have access to appropriate accommodation to suit their needs (SA Objective 11).
- F.7.9.5 The criteria set out in Policy SHO9 requires all development proposals for Gypsy, Traveller and Travelling Showpeople pitches and plots to have good access in accordance with Policy SDM1, integrate with neighbouring communities, include play areas and access roads, and have adequate access to on-site services including water supply, power, drainage, sewage and waste disposal. These requirements are likely to result in minor positive impacts in regard to transport and accessibility, equality, health and education (SA Objectives 9, 11, 12 and 14).

⁶⁷ MHCLG (2015) Planning policy for traveller sites. Available at: <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites> [Date accessed: 26/04/24]

⁶⁸ Ibid

- F.7.9.6 Policy SHO9 could potentially have a minor positive impact on biodiversity (SA Objective 3) in the long term, as the minimum 10% BNG requirement will help to ensure that the number and diversity of species in the area increases. This will need careful management and monitoring to ensure that BNG is successful.
- F.7.9.7 By ensuring that development proposals are situated away from areas of flood risk, and do not increase the risk of flooding elsewhere, the policy will help to reduce the potential for adverse effects associated with flooding and adaptation to climate change (SA Objective 5).
- F.7.9.8 Owing to the small-scale nature of pitches for Gypsies and Travellers and plots for Travelling Showpeople, it is unlikely that Policy SHO9 will significantly affect the local landscape or cultural heritage features (SA Objectives 1 and 2); although, the policy could be strengthened through specifying requirements to ensure such sites are well designed to respect their surroundings and conserve local character, and ensure it is clear what is meant by "*reflect any available national guidance*".
- F.7.9.9 Although development is likely to be small-scale, a cumulative increase in pollution and GHG emissions is likely to some extent given the residential growth associated with Policy SHO9, including likely increased vehicle movements associated with the traveller communities. A minor negative impact has therefore been identified for pollution and by extension, climate change mitigation (SA Objectives 4 and 7).
- F.7.9.10 The single allocated site for Gypsy and Traveller use in the SLP has been assessed individually in the SA process alongside other reasonable alternative sites pre-mitigation (see **Appendix E**) and post-mitigation (see **Appendix G**).

F.7.10 Policy SHO10 – Housing for people with specific needs

Policy SHO10 – Housing for people with specific needs

1. Proposals for specific forms of housing including children's homes, care homes, nursing homes, extra care facilities, or any other identified need, will be considered in relation to the following criteria:
 - a. compatibility with adjacent uses;
 - b. the suitability of the site and building;
 - c. the potential for undue noise and general disturbance to surrounding residents;
 - d. the character and quality of the resulting environment;
 - e. the impact on parking provision and highway safety;
 - f. accessibility by a choice of means of transport; and
 - g. proximity to facilities.
2. Supporting information will be required in the form of a planning statement which, as a minimum, must set out the day-to-day activities associated with the use, staffing numbers and visitor numbers. Additional information such as a transport statement or noise statement may be required depending on circumstances.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SHO10	0	0	0	0	0	0	0	0	+	0	+	+	0	0

- F.7.10.1 Policy SHO10 outlines the requirements for development proposals for types of housing for people with specific needs. The policy will increase equal opportunities in the area and is likely to have a minor positive impact on equality (SA Objective 11). A minor positive impact on health could also be achieved, through helping to ensure that people in need of care are provided with suitable accommodation to meet their needs (SA Objective 12).
- F.7.10.2 The policy states that the proposed development of specific forms of housing will require *"accessibility by a choice of means of transport"*; and could therefore be expected to have a minor positive impact on access to sustainable transport methods (SA Objective 9).
- F.7.10.3 The policy additionally states that the proposals will need to consider *"the character and quality of the resulting environment"* and the *"suitability of the site and building"*. Therefore, the policy could help to reduce the potential for adverse effects on the surrounding landscape, resulting in a negligible impact (SA Objective 2).

F.8 Sandwell's Economy

F.8.1 Policy SEC1 – Providing for economic growth and jobs

Policy SEC1 – Providing for economic growth and jobs

1. The Sandwell Local Plan will seek to maintain the existing provision of around 1,221 hectares of employment land⁶⁹ across the borough.
2. The borough is subject to a demand for 211 hectares of new employment land (based on the past trends forecast of 185 hectares and accounting for the loss of employment land of 26 hectares to non-employment uses), between 2020 and 2041. This will be delivered through:
 - a. The development employment development sites allocated in the Plan, equal to 42 hectares (this figure includes past completions since 2020).
 - b. Additional land will be brought forward through the redevelopment, intensification, conversion and enhancement of existing employment sites allocated under Policies SEC2, SEC3 and SEC4.
 - c. Through the Duty to Co-operate process: the development of employment sites outside the borough (Black Country FEMA and those local authorities with an evidenced functional economic link to Sandwell).
3. The Plan will deliver a portfolio of sites of various sizes and quality to meet a range of business needs. This land is in addition to those sites currently occupied for employment purposes. These sites will be safeguarded for industrial employment uses⁷⁰.
4. Within the existing employment areas subject to Policies SEC2, SEC3 and SEC4, the Council will support, with public intervention as necessary, the regeneration and renewal of such areas, including their environmental enhancement and incorporation of sustainable measures to mitigate climate change impacts. Industrial developments will need to demonstrate how they have been designed to maximise resistance and resilience to climate change, as set out in Policy SCC2.
5. To enable Sandwell's employment areas to remain competitive and fit-for-purpose in the long term, and to aid in the economic recovery and rejuvenation of the borough's industrial economy, new and resident companies should be encouraged to adopt a circular economy approach and related infrastructure⁷¹.

⁶⁹ Of which 28ha is currently vacant, while 1,193ha is existing occupied employment land (2023)

⁷⁰ In Use Classes E(g)(ii), E(g)(iii), B2, and B8

⁷¹ The circular economy is a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible (<https://www.europarl.europa.eu/news/en/headlines/economy/20151201STO05603/circular-economy-definition-importance-and-benefits#:~:text=The%20circular%20economy%20is%20a,products%20as%20long%20as%20possible>).

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SEC1	+/-	+/-	+	+	-	-	-	+	+	0	+	0	+	+

- F.8.1.1 The SLP allocates 1,221ha of employment land for the Plan period as set out in Policy SEC1. Further land is provided on other sites which have planning permission for employment development. A minor positive impact on the economy is likely as the policy will deliver a significant quantum of employment land, however, this will not meet the full identified needs for Sandwell and will be reliant upon Duty-to-Cooperate sites coming forward to do so (SA Objective 13).
- F.8.1.2 The policy encourages the adoption of a circular economy approach and states that “Industrial developments will need to demonstrate how they have been designed to maximise resistance and resilience to climate change”. Despite some potential for increased GHG emissions and waste production as a result of the large quantum of employment growth proposed, overall, the policy could potentially have a minor positive impact on climate change mitigation and waste through promoting sustainable construction principles (SA Objectives 4 and 8).
- F.8.1.3 Nevertheless, there is potential for adverse effects associated with air pollution as a result of increased vehicle, and potentially heavy goods vehicle (HGV), movements depending on the specific end use and scale of employment sites. Furthermore, some sites lie in proximity and in many instances directly adjacent to the canal and watercourse network, with potential increased risk of water contamination arising from the employment uses. There is potential for a minor negative impact overall on pollution (SA Objective 7).
- F.8.1.4 The majority of sites allocated under Policy SEC1 are directed towards the existing urban area where there is more potential for the new development to be well integrated into the existing townscape and potentially enhance the local character, especially owing to the emphasis placed in the policy on regeneration, enhancement and rejuvenation of the borough’s industrial areas. However, the proposed development of 1,221ha of employment land, some of which are likely to be situated on previously undeveloped land or result in the loss of green spaces within the urban area, will also have potential to lead to adverse effects on the character of the townscape and landscape in some locations. The overall effect on SA Objective 2 is uncertain.
- F.8.1.5 Similarly, the focus of employment allocations predominantly in centres has the potential to harm the significance and setting of urban heritage assets, including listed buildings, although there may also be opportunities for heritage-led regeneration and sensitive design to conserve and enhance the historic environment. The overall effect on cultural heritage (SA Objective 1) is uncertain.
- F.8.1.6 Policy SEC1 could potentially have a minor positive impact on biodiversity (SA Objective 3) in the long term, as the minimum 10% BNG statutory requirement will help to ensure

that the number and diversity of habitats and species in the area increases. This will need careful management and monitoring to ensure that BNG is successful in the longer term.

- F.8.1.7 Although the majority of sites allocated under Policy SEC1 are existing occupied employment land and will make use of previously developed / brownfield land, there are a number of new allocations for the SLP located on areas of greenfield land or land with potential environmental value. There is potential for a minor negative impact on natural resources (SA Objective 6). In addition to potential small-scale losses of undeveloped land and associated GI, although the majority of allocated sites under Policy SHO1 are located in Flood Zone 1 where fluvial flood risk is low, some allocated sites are situated on land at some risk of surface water flooding. There is potential for a minor negative effect on climate change adaptation (SA Objective 5).
- F.8.1.8 Policy SEC1 is likely to locate the majority of allocated sites within a sustainable distance to public transport links, allowing employees to reach employment sites by more sustainable modes of transport, resulting in a minor positive impact for transport (SA Objective 9).
- F.8.1.9 Improving employment provision is likely to provide a broader range of employment opportunities to a diverse range of residents in Sandwell, and therefore have a minor positive impact on equality (SA Objective 11). Furthermore, the employment provisions may also lead to greater opportunities for development of skills, with potential to lead to a minor positive impact on education (SA Objective 14).
- F.8.1.10 Policy SEC1 is unlikely to lead to any adverse impacts for housing and health and as such a negligible impact is identified for SA Objectives 10 and 12.
- F.8.1.11 The allocated sites for employment use in the SLP have been assessed individually in the SA process alongside other reasonable alternative sites pre-mitigation (see **Appendix E**) and post-mitigation (see **Appendix G**).

F.8.2 Policy SEC2 – Strategic Employment Areas

Policy SEC2 – Strategic Employment Areas

1. The Strategic Employment Areas are shown on the Policies Map. They are characterised by excellent accessibility, high-quality environments and clusters of high technology growth sector businesses. These areas will be safeguarded for manufacturing and logistics uses within Use Classes E(g)(ii), E(g)(iii), B2 and B8.
2. Within Strategic Employment Areas, high-quality development or redevelopment of sites and premises will be required, and planning applications that prejudice or dilute the delivery of appropriate employment activity, or deter investment in such uses, will be refused.
3. Strategic Employment Areas will be safeguarded from redevelopment for other non-manufacturing / logistics uses.
4. Some ancillary employment-generating non-Class E(g)(ii), E(g)(iii), and Class-B2 and B8 uses, such as childcare facilities and small-scale food and drink outlets, may also be permitted in Strategic Employment Areas, where they can be shown to strongly support, maintain or enhance the business and employment

Policy SEC2 – Strategic Employment Areas

function and attractiveness of the area, and meet sequential and other national or local policy tests relating to appropriate uses as necessary.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SEC2	+/-	0	0	+/-	0	0	+/-	+/-	+	0	+	0	+	0

- F.8.2.1 Policy SEC2 seeks to allocate Strategic Employment Areas within Sandwell, which correspond to areas of highest market demand and are characterised by “*clusters of high technology growth*”. This will be likely to have benefits to the local economy, as employment land will be located in desirable areas and will provide technology to enable businesses to thrive. A minor positive impact on the economy is identified (SA Objective 13).
- F.8.2.2 The policy states that Strategic Employment Areas will be characterised by “*excellent accessibility*”, which will be expected to ensure residents have good access to employment opportunities and surrounding services via sustainable transport modes. Therefore, a minor positive impact in relation to transport and accessibility will be likely (SA Objective 9).
- F.8.2.3 Providing clusters of high-quality employment areas is likely to provide a broader range of employment opportunities to a diverse range of residents in Sandwell, and therefore have a minor positive impact on equality (SA Objective 11).
- F.8.2.4 The Strategic Employment Areas as shown on the SLP policies map indicate predominantly central areas of the borough comprising existing employment land. Policy SEC2 does not allocate any specific new development but encourages appropriate uses within these areas. The policy is therefore unlikely to result in any significant loss of natural resources, and is not expected to give rise to significant effects on biodiversity. The policy supports the development of “*high-quality environments*” and other uses where they will “*maintain or enhance the business and employment function and attractiveness of the area, and meet sequential and other national or local policy tests*”. The policy could be enhanced through ensuring that development, or redevelopment, within these areas seeks opportunities to enhance the historic environment and the coverage and connectivity of GI with multi-functional benefits including for the landscape, biodiversity, flood risk management. Based on the current policy wording, a negligible impact is identified for SA Objectives 2, 3, 5 and 6.
- F.8.2.5 Policy SEC2 is unlikely to lead to any adverse impacts for housing and health and as such a negligible impact is identified for SA Objectives 10 and 12.
- F.8.2.6 The extent of both positive and negative impacts on the remaining SA Objectives (SA Objectives 1, 4, 7 and 8) will be dependent on the development location, scale of

development and contextual factors relating to site specific characteristics for new employment sites or redevelopments which come forward in the Strategic Employment Areas as a result of this policy.

F.8.3 Policy SEC3 – Local Employment Areas

Policy SEC3 – Local Employment Areas	
1.	Local Employment Areas are shown on the Policies Map. They are characterised by a critical mass of industrial, warehousing and service activity with good access to local markets and employees.
2.	These areas will provide for the needs of locally based investment and will be safeguarded for the following uses; <ol style="list-style-type: none"> Industry and warehousing⁷² Motor trade activities, including car showrooms and vehicle repair Haulage and transfer depots Trade, wholesale retailing and builders’ merchants Scrap metal, timber and construction premises and yards Waste collection, transfer and recycling uses
3.	Some ancillary employment-generating non-Class E(g)(ii), E(g)(iii)) and B uses such as childcare facilities and food and drink outlets may also be permitted in Local Employment Areas where they can: <ol style="list-style-type: none"> be shown to strongly support, maintain or enhance the business and employment function of the area; and meet sequential and other national or local policy tests (particularly Policies SCE5 and SCE6) relating to appropriate uses, as necessary.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SEC3	+/-	0	0	+/-	0	0	+/-	+	+	0	+	0	+	0

F.8.3.1 Policy SEC3 seeks to allocate Local Employment Areas in Sandwell to support the provision of industrial, logistics and commercial activities, which will be likely to result in benefits for the local economy and provision of local employment opportunities. This policy will therefore be likely to have a minor positive impact on the economy (SA Objective 13).

F.8.3.2 Policy SEC3 also seeks to safeguard areas for "waste collection, transfer and recycling uses". This policy will therefore be expected to have a minor positive impact on waste, by supporting the efficient management and disposal of waste (SA Objective 8).

F.8.3.3 The Local Employment Areas as shown on the SLP policies map indicate land alongside the strategic road network, generally comprising existing employment land and previously

⁷² Classes E(g)(ii), E(g)(iii), B2 and B8 uses

developed land. Policy SEC3 does not allocate any specific new development but encourages appropriate uses within these areas. The policy is therefore unlikely to result in any significant loss of natural resources, and is not expected to give rise to significant effects on biodiversity. The policy supports the development of other uses where they will “*meet sequential and other national or local policy tests*”. The policy could be enhanced through ensuring that development, or redevelopment, within these areas seeks opportunities to enhance the historic environment and the coverage and connectivity of GI with multi-functional benefits including for the landscape, biodiversity, flood risk management. Based on the current policy wording, a negligible impact is identified for SA Objectives 2, 3, 5 and 6.

- F.8.3.4 Policy SEC3 is likely to locate the majority of employment sites within a sustainable distance to public transport links, resulting in a minor positive impact for transport (SA Objective 9).
- F.8.3.5 Improving employment provision is likely to provide a broader range of employment opportunities to a diverse range of residents in Sandwell, and therefore have a minor positive impact on equality (SA Objective 11).
- F.8.3.6 Policy SEC3 is unlikely to lead to any adverse impacts for housing and health and as such a negligible impact is identified for SA Objectives 10 and 12.
- F.8.3.7 The extent of both positive and negative impacts on the remaining SA Objectives (SA Objectives 1, 4 and 7) will be dependent on the development location, scale of development and contextual factors relating to site specific characteristics for new employment sites or redevelopments which come forward in the Local Employment Areas as a result of this policy.

F.8.4 Policy SEC4 – Other employment sites

Policy SEC4 – Other employment sites

1. In employment areas that are not designated as either Strategic Employment Areas or Local Employment Areas on the Policies Map, but which comprise land / sites that are currently in use (or if currently vacant, were last used) for employment purposes, development will be supported for:
 - a. new industrial employment uses or extensions to existing industrial employment uses, or
 - b. housing or other non-ancillary, non-industrial employment uses.
2. Development or uses under part 1(b) will only be supported where there is robust evidence that:
 - a. if the site is vacant, that it has been marketed for employment use for a period of at least 12 months, including by site notice and through the internet or as may be agreed by the local planning authority;
 - b. if the site is occupied or part-occupied, that successful engagement has been undertaken with the occupiers to secure their relocation;
 - c. if the site forms part of a larger area occupied or last occupied for employment, that residential or any other use will not be adversely affected by the continuing operation of employment uses in the remainder of the area;
 - d. the site could be brought forward for housing in a comprehensive manner and would not lead to piecemeal development;

Policy SEC4 – Other employment sites

- e. residential development would not adversely affect the ongoing operation of existing or proposed employment uses on the site or nearby; and
- f. the site is suitable for housing or other non-ancillary non-employment uses in accordance with local or national policies relating to these uses.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SEC4	+/-	+/-	0	+/-	+/-	0	+/-	+/-	+	+	+	0	+	0

- F.8.4.1 Policy SEC4 supports “*new industrial employment uses or extensions to existing industrial employment uses*” which will be likely to increase the provision of employment floorspace across the borough, outside of the identified Strategic and Local Employment Areas. A minor positive impact on employment opportunities and the economy is identified (SA Objective 13).
- F.8.4.2 The Other Employment Sites as shown on the SLP policies map indicate small areas of land within the existing urban area. Policy SEC4 does not allocate any specific new development but encourages appropriate uses within these areas. The policy is therefore unlikely to result in any significant loss of natural resources, and is not expected to give rise to significant effects on biodiversity. A negligible impact is identified for SA Objectives 3 and 6.
- F.8.4.3 Policy SEC4 is likely to locate the majority of allocated sites within a sustainable distance to public transport links, resulting in a minor positive impact for transport (SA Objective 9).
- F.8.4.4 Improving employment provision is likely to provide a broader range of employment opportunities to a diverse range of residents in Sandwell, and therefore have a minor positive impact on equality (SA Objective 11).
- F.8.4.5 This policy will also support the redevelopment of some employment sites to housing or other non-employment uses, where the employment site is no longer required for employment purposes. Therefore, this could potentially result in a minor positive impact on local housing provision (SA Objective 10).
- F.8.4.6 The extent of both positive and negative impacts on the remaining SA Objectives (SA Objectives 1, 2, 4, 5, 7 and 8) will be dependent on the development location, scale of development and contextual factors relating to site specific characteristics for new employment sites or redevelopments which come forward in the Other Employment Sites as a result of this policy.
- F.8.4.7 The policy could be enhanced through ensuring that development, or redevelopment, within these areas seeks opportunities to enhance the historic environment, respect the

surrounding landscape character, and seek opportunities to increase coverage and connectivity of GI with multi-functional benefits such as for climate change, landscape, biodiversity and flood risk management.

F.8.5 Policy SEC5 – Improving access to the labour market

Policy SEC5 – Improving access to the labour market

1. Planning applications for new major (over 100m²) job-creating development will be required to demonstrate how job opportunities arising from the proposed development will be made available to the residents of Sandwell, particularly those in the most deprived areas of the borough and other priority groups.
2. Planning conditions or obligations will be negotiated with applicants and applied as appropriate to secure initiatives and /or contributions to a range of measures to benefit the local community, including the potential for working with local colleges and universities, with focusses specifically on training and recruitment with all new developments where possible, to ensure:
 - a) the provision of training opportunities to assist residents in accessing employment opportunities;
 - b) the provision of support to residents in applying for jobs arising from the development;
 - c) enhancement of the accessibility of the development to residents by a choice of means of transport, including walking, cycling and public transport (see Policy STR1);
 - d) child-care provision which enables residents to access employment opportunities;
 - e) measures to assist those who are disadvantaged and vulnerable, with physical and / or mental health disabilities to access employment opportunities.
3. In respect of planning applications for new employment-generating development Sandwell will negotiate with applicants on financial or other contributions, to be secured through planning obligations or the CIL Charging Schedule.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SEC5	0	0	0	0	0	0	0	0	+	0	+	+	+	+

F.8.5.1 Policy SEC5 supports proposals for new employment development, provided that the employment opportunities are accessible, in particular for disadvantaged people and residents in the most deprived areas of Sandwell. New employment developments will be expected to have a minor positive impact on the economy (SA Objective 13), whilst ensuring the associated employment opportunities are available for all residents within the Plan area will have a minor positive impact in relation to equality (SA Objective 11).

F.8.5.2 Policy SEC5 will also be likely to have a minor positive impact on transport (SA Objective 9) by enhancing “the accessibility of the development to residents by a choice of means of transport, including walking, cycling and public transport”.

F.8.5.3 The policy seeks to ensure that provision is made “*to assist those who are disadvantaged and vulnerable, with physical and / or mental health disabilities to access employment opportunities*”. The provision of improved accessible employment opportunities across the Plan area will be expected to have a minor positive impact on health and wellbeing (SA Objective 12).

F.8.5.4 Furthermore, this policy will be likely to have benefits to education, by ensuring a diverse range of residents have access to training opportunities to increase their skills and employability. Therefore, a minor positive impact on education is identified (SA Objective 14).

F.8.6 Policy SEC6 – Relationship between industry and sensitive uses

Policy SEC6 – Relationship between industry and sensitive uses

1. Proposals for new industrial development that is likely to have an adverse effect⁷³ on neighbouring uses will not be permitted, unless the adverse effects can be reduced to an acceptable level, by means of a buffer⁷⁴ or other robust mitigation measures.
2. Equally, new proposals that may adversely affect, or be adversely affected by, existing industry operating in appropriate locations will not be permitted unless the adverse effects can be reduced to an acceptable level. Where this is to be achieved by means of a buffer, the new development will be required to provide and maintain the buffer.
3. Where existing industry operates within residential areas the Council will seek to ensure that any harmful effects are mitigated. If necessary, the Council will consider the enforcement of appropriate regulations or other means to reduce the problem.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SEC6	0	0	0	0	0	0	0	0	0	0	0	0	+	0

F.8.6.1 Policy SEC6 seeks to ensure that any development of new industrial sites does not majorly disrupt neighbouring land uses, using buffers where appropriate. Increasing industrial sites should create more jobs across the borough which could potentially result in a minor positive impact on local economy (SA Objective 13).

F.8.6.2 Through seeking to avoid or minimise the potential for adverse effects, the policy will help to prevent adverse impacts across environmental / amenity topics including for traffic generation (SA Objective 9), air, noise, fumes, water and soil pollution (SA Objectives 6

⁷³ E.g., excessive traffic, pollution (air, noise, fumes, water, soil), disturbance, visual amenity etc.

⁷⁴ An appropriate buffer may take a variety of forms such as open space, a landscaped area, a wall or other physical barrier.

and 7), landscape and visual amenity (SA Objective 2) and human health (SA Objective 12). The policy is unlikely to directly affect any other SA Objectives.

F.9 Sandwell's Centres

F.9.1 Policy SCE1 – Sandwell's Centres

Policy SCE1 – Sandwell's Centres

1. The priority for Sandwell's centres is to ensure they remain focused on serving the needs of their communities, through delivering a well-balanced diversity of commercial, business and service functions. This includes retail provision and an increasing mix of leisure, office, residential and other appropriate, complementary uses that are accessible by a variety of sustainable means of transport. This will enable centres to:
 - a. make a key contribution to regeneration,
 - b. tackle climate change,
 - c. foster healthy communities, and
 - d. create pleasant, safe public spaces to increase social interaction and cohesion.
2. Sandwell's centres comprise a hierarchy, set out in Table 10. This hierarchy will be supported and protected by ensuring that development in centres is facilitated in a manner that reflects their scale, role, and function, and resisting proposals that would undermine this strategy.
3. Proposals for centre uses that are in-centre⁷⁵ are subject to specific policy requirements, as set out in Table 10, Policies SCE4 and SCE5, centre insets and Policies SWB1 and SWB2 (West Bromwich).
4. Proposals for centre uses that are not in-centre⁷⁶ must meet the sequential test and other relevant requirements, such as impact tests (as set out in Table 10 and Policy SCE6).
5. Future growth and allocations in Sandwell, particularly housing and employment development identified in Policies SDS1, SHO1 and SEC1, should have their service needs met by, and contribute to the regeneration of, the existing network of centres.
6. A land use approach will be adopted to encourage regeneration and to meet the challenges facing Sandwell's centres, particularly as little retail capacity has been identified to support additional floorspace, through supporting:
 - a. diversifying and repurposing of centres enhanced by appropriate complementary uses, particularly residential, education, health and community uses and supporting the evening economy;
 - b. the consolidation and reconfiguration of vacant floorspace into a mix of uses, especially the use of upper floors, and / or extensions to existing floorspace, with any new development being well-integrated with existing provision;
 - c. enhancing the vitality, accessibility and sustainability of centres, including maximising public realm, open space, provision of suitably located and accessible pedestrian and cycle networks, and provision of green infrastructure and vehicle charging points;

⁷⁵ Within the relevant boundaries or Primary Shopping Areas of defined centres

⁷⁶ Not within the relevant boundaries / Primary Shopping Areas of a defined centre but are in edge-of-centre or out-of-centre locations

Policy SCE1 – Sandwell’s Centres

- d. a variety of facilities, appealing to a wide range of age and social groups, provided in a way that ensures a safe, accessible and inclusive environment and discourages antisocial behaviour, for example through management, improved lighting and CCTV coverage where appropriate.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCE1	+/-	+/-	+/-	+	+/-	+	+/-	+/-	+	+	+	+	+	+/-

- F.9.1.1 Policy SCE1 aims to ensure centres within Sandwell provide residents with services and facilities that meet the local needs in regard to retail, leisure, commercial, residential, community and civil services.
- F.9.1.2 The hierarchy of centres as set out under this policy will be likely to ensure a range of facilities are provided at these locations which are appropriate to meet the local need. This will be likely to have benefits to the local community by ensuring all residents have access to essential services, and the local economy through encouraging economic regeneration. Therefore, Policy SCE1 will be likely to have minor positive impacts in relation to equality and the economy (SA Objectives 11 and 13). The policy will also support residential development in centres, where appropriate, which could lead to a minor positive impact on housing provision (SA Objective 10).
- F.9.1.3 The policy seeks to ensure development proposals within centres facilitate *"healthy communities"* and are *"accessible by a variety of sustainable means of transport"*, in particular public transport, walking and cycling. This policy will be likely to encourage residents to live healthy lifestyles by supporting active travel. Residents will also be encouraged to use public transport, which will subsequently reduce the number of cars on the road network, with likely benefits for carbon emissions, congestion and air quality (SA Objectives 4, 9 and 12).
- F.9.1.4 The policy encourages regeneration and states that *"the consolidation and reconfiguration of vacant floorspace"* will be supported. This will be likely to have a minor positive impact in relation to natural resources, by encouraging efficient use of previously developed land and reducing the quantity of greenfield land lost to development (SA Objective 6).
- F.9.1.5 The support for regeneration under Policy SCE1 may provide opportunities to improve the local townscape character. However, the type, scale and quantity of development that may be directed to each of the identified centres under this policy is not known as this policy sets out the strategic context, priorities and approach. Therefore, the overall impact of the policy on the remaining SA Objectives is uncertain (SA Objectives 1, 2, 3, 5, 7, 8 and 14).

F.9.2 Policy SCE2 – Non-E Class Uses in Town Centres

Policy SCE2 – Non-E Class Uses in Town Centres

Primary Shopping Areas and Retail Frontages

1. The Retail Core / Primary Shopping Areas within the centres of Sandwell are defined on the Policies Map.
2. To ensure that uses defined by Use Class E (commercial, business and services⁷⁷) remain the predominant uses within the defined retail core / primary shopping areas, new development, including that with residential use above ground floor, will be permitted where:
 - a. the proposal is for commercial Class E use at ground floor level (or ground floor plus higher storeys);
or
 - b. the proposal is for other town centre uses falling outside of Class E that would support the overall vitality and viability of the centre and fall within sui generis uses, to include the following:
 - i. public houses, wine bars, or drinking establishments;
 - ii. hot food takeaways (subject to the provisions of the relevant SLP policies);
 - iii. live music venues.
3. Changes of use of ground floor premises that require planning consent in Retail Core / Primary Shopping Areas will be assessed on whether the proposed use:
 - a. retains an active frontage and maintains or enhances the vitality, attractiveness, and viability of the primary shopping frontage and the wider commercial area;
 - b. is complementary to the shopping / commercial function of the area and provides a direct service to the public;
 - c. is for a temporary period to occupy temporarily vacant units such as for occupiers testing new business concepts, a pop-up store, or for use for events which would support the vitality and viability of the town centre;
 - d. does not result in an over-concentration of sui generis uses within one area, and contributes to an appropriate mix and diverse offer;
 - e. does not conflict with other Sandwell Local Plan policy objectives and requirements (e.g., Policy SDM6, Policy SDM8).

Other Shopping Areas and Retail Frontages

4. In centres with no defined retail core or primary shopping area, proposals for non- 'E' Class uses that require planning consent will be resisted where they do not contribute to the vitality and viability of the centre, or where they would undermine its primary commercial, business and services functions.
5. In all areas of town centres, it is important that a variety of facilities, appealing to a wide range of age and social groups, are offered and that these are provided in such a way to ensure a safe, accessible and inclusive environment and any anti-social behaviour is discouraged, for example through management, improved lighting and CCTV coverage where appropriate.

⁷⁷ <https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCE2	0	+	0	0	0	0	0	0	0	0	+	0	+	0

- F.9.2.1 Policy SCE2 outlines measures in place to retain the predominance of retail uses (Class E) within defined Retail Core / Primary Shopping Areas.
- F.9.2.2 The policy includes measures to ensure that non-E Class uses are resisted where they are found incapable of being able to *"contribute to the vitality and viability of the centre, or where they would undermine its primary commercial, business and services functions"*. These measures will help to protect the vitality and viability of the retail areas and consequently protect jobs in the area. Therefore, Policy SCE2 is identified to have a minor positive impact on the economy (SA Objective 13).
- F.9.2.3 Through ensuring that any proposals to change ground floor uses within these areas *"retains an active frontage and maintains or enhances the vitality, attractiveness, and viability"* of the local area, there is potential for the policy to result in a minor positive impact on the townscape (SA Objective 2).
- F.9.2.4 Policy SCE2 states *"it is important that a variety of facilities, appealing to a wide range of age and social groups, are offered and that these... ensure a safe, accessible and inclusive environment"*, therefore providing for people from all areas of the community, and seeking to reduce crime and the fear of crime. As a result, the policy has the potential to achieve a minor positive impact on equality (SA Objective 11).

F.9.3 Policy SCE3 – Town Centres (Tier-Two centres)

Policy SCE3 – Town Centres (Tier-Two centres)
<ol style="list-style-type: none"> 1. Proposals for appropriate uses will be supported within Tier-Two town centres (in-centre locations defined in Policy SCE1(3) and (4)), particularly where they contribute towards providing a diverse mix of uses, such as retail, office, leisure, residential, community, health, education and cultural facilities, and where they are of a scale that reflects the size, role and function of those centres and the catchments the centres serve. 2. It is a priority for town centres to serve the needs of development identified in the SLP, particularly for residential and employment allocations (Policy SCE1). 3. Convenience retail development is encouraged, and proposals to extend or refurbish existing stores where they are well-integrated with the centre will be supported. 4. In the assessment and determination of planning proposals, the distinctive offer, unique character, and special roles played by individual town centres will be recognised and will be given appropriate weight when decisions are taken on applications that may affect the characteristics of the area.

Policy SCE3 – Town Centres (Tier-Two centres)

5. Proposals in edge-of-centre and / or out-of-centre locations (Policy SCE1 parts 3 and 4) must meet the relevant requirements set out in Policy SCE6 - such as accessibility, impact and sequential tests and flexibility.
6. In determining planning applications for new development or changes of use in Tier Two centres, the Council will consider any issues concerning community safety, crime, and disorder and will, where necessary, seek advice from the police and other safety organisations.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCE3	0	0	0	0	0	0	0	0	+	+	+	+	+	+

F.9.3.1 Policy SCE3 supports the development of “*retail, office, leisure, residential, community, health, education and cultural facilities*” with the defined Town Centres. This will be expected to ensure there is adequate supply of employment opportunities within these areas. In addition, this policy will be likely to support a diverse range of retail, services and facilities within town centres, including healthcare and education, ensuring good accessibility for existing local residents and promoting community cohesion. The policy could potentially direct some residential development to these town centres, further ensuring that new residents will also have good access to services and boosting the local economy. This will be expected to have minor positive impacts in relation to accessibility, housing, equality, health, the economy and education (SA Objectives 9, 10, 11, 12, 13 and 14).

F.9.4 Policy SCE4 – District and Local Centres (Tier-Three centres)

Policy SCE4 – District and Local Centres (Tier-Three centres)

1. Proposals for appropriate uses (paragraph 9.70) will be supported within Tier-Three centres (in-centre locations being defined in paragraph 9.70) particularly commercial, business and service uses that meet day-to-day needs and serve local communities within the catchment area of those centres.
2. It is a priority for Tier-Three centres to serve the day-to-day shopping and service needs of development identified in the Plan, particularly residential and employment allocations (Policy SCE1). Convenience retail development is encouraged and proposals to extend or refurbish existing food stores where they are well-integrated with the centre will be supported.
3. Proposals in edge-of-centre (directly adjoining a centre boundary) and / or out-of-centre locations must meet the relevant requirements as set out in Policies SCE1 Table 10, SCE5 and SCE6.
4. In determining planning applications for new development or changes of use in Tier Three centres, the Council will consider any issues concerning community safety, crime, and disorder and will, where necessary, seek advice from the police and other safety organisations.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCE4	0	0	0	0	0	0	0	0	+	+	+	0	+	0

F.9.4.1 Policy SCE4 supports development within defined District or Local Centres that will serve communities, including food stores and day-to-day services, complementing the higher-tier centres. This could potentially help to encourage social interaction and community cohesion and help to meet the needs of the community within the local area, reducing the need to travel. This will be likely to have a minor positive impact in relation to local accessibility and equality (SA Objectives 9 and 11).

F.9.4.2 By supporting appropriate residential and employment development within district and local centres and providing job opportunities, this policy will also be likely to have a minor positive impact on housing provision and the local economy (SA Objectives 10 and 13).

F.9.5 Policy SCE5 – Provision of small-scale local facilities not in centres

Policy SCE5 – Provision of small-scale local facilities not in centres

1. Small-scale (up to 280m² gross) proposals for centre uses and complementary uses that are subject to planning control will only be permitted if all the following requirements are met:
 - a. the proposal does not unduly impact on the health and wellbeing of the community it is intended to serve;
 - b. the proposal is of an appropriate scale and nature to meet the specific day-to-day needs of a population within convenient, safe walking distance for new or improved facilities;
 - c. local provision could not be better met by investment in a nearby centre;
 - d. existing facilities that meet day-to-day needs will not be undermined;
 - e. access to the proposal by means other than by car can be demonstrated; this will be evidenced by the proposal being within convenient, safe walking distance of the community it will serve.
2. Development involving the loss of a local facility, particularly a convenience shop, pharmacy, community facility or post office, will be resisted where this would result in an increase in the number of people living more than a convenient, safe walking distance from alternative provision.
3. Where planning consents are granted, effective planning conditions and / or planning obligations will be required to support the regeneration strategy and minimise impacts (Policy SDS3).
4. Proposals where total floorspace exceeds 280m² (gross) will also have to meet the requirements of Policy SCE6.
5. In determining planning applications for new development or changes of use in local centres, the Council will consider any issues concerning community safety, crime, and disorder and will, where necessary, seek advice from the police and other safety organisations.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCE5	0	0	0	+	0	0	+	0	+	0	+	+	+	0

F.9.5.1 Policy SCE5 supports the development of small-scale centre uses outside of the defined centres to meet the needs of community, where proposals meet a number of criteria outlined in the policy. These small development proposals are likely to have benefits to the local economy and the local population by encouraging community cohesion, social inclusion and ensuring residents have good access to essential services in close proximity to their homes. The policy also seeks to retain existing services such as a “*convenience shop, pharmacy, community facility or post office*”. Therefore, a minor positive impact in regard to equality and the economy will be expected (SA Objectives 11 and 13).

F.9.5.2 The policy also seeks to ensure proposals are located “*within convenient, safe walking distance for new or improved facilities*” for residents. The policy will be likely to ensure good access to local facilities, whilst encouraging active travel and reducing reliance on private cars, with subsequent benefits to local air quality. As such, a minor positive impact is identified on climate change mitigation, pollution, transport, and health (SA Objectives 4, 7, 9 and 12).

F.9.6 Policy SCE6 – Edge of centre and out of centre development

Policy SCE6 – Edge of centre and out of centre development

1. There is a clear presumption in favour of focusing appropriate uses in centres.

Sequential Test

- All edge-of-centre and out-of-centre proposals⁷⁸ for centre uses⁷⁹ should meet the requirements of the sequential test set out in the latest national guidance.
- Edge and out-of-centre proposals should be assessed for accessibility by a choice of modes of transport, in particular public transport, walking and cycling, and should demonstrate that they will support both social inclusion and cohesion, and the need to sustain strategic transport links.
- Edge-of-centre proposals will need to demonstrate that they will be well-integrated with existing in-centre provision, for example through the availability of safe and well-located pedestrian access across major roads that would otherwise bisect a centre.
- When assessing sequentially preferable locations, proposals will need to demonstrate flexibility in their operational requirements, particularly in terms of their format and the types of goods being sold.

Impact Tests

⁷⁸ As defined in paragraph 9.70

⁷⁹ Paragraph 9.72

Policy SCE6 – Edge of centre and out of centre development

6. The locally-set floorspace thresholds for edge and out-of-centre retail and leisure proposals to meet the requirements of the Impact Assessment as set out in the latest national guidance is 280m² (gross) (Policy SCE1, Table 10).
7. Impact tests should be proportionate to the nature and scale of proposals.
8. Proposals should be informed by the latest available robust evidence.
9. Where planning permissions are granted, effective planning conditions and / or planning obligations will be required to support the regeneration strategy and minimise adverse impacts (Policy SDS3).
10. Proposals that include unit sizes under 280m² (gross) will also have to meet the requirements of Policy SCE5.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCE6	0	0	0	+	0	0	+	0	+	0	+	+	+	0

- F.9.6.1 Policy SCE6 sets out criteria for the development of edge-of-centre and out-of-centre proposals for centre uses. This could potentially have benefits to the local economy, by encouraging development and provision of jobs and services in sustainable locations. A minor positive impact on the economy is identified (SA Objective 13).
- F.9.6.2 This policy encourages development in centres which are highly sustainable locations. All development proposals under this policy will be required to be assessed for accessibility via public transport, walking and cycling. This will help to ensure all residents and visitors have safe access to these facilities. By supporting access via walking and cycling, this policy could potentially encourage active travel and facilitate healthy lifestyles. If there is adequate access via public transport, there could potentially be a reduction in private car use, with benefits to climate change, air pollution and congestion. Therefore, as the policy prioritises development in centres, and assuming the assessments outlined in the policy will ensure sustainable access to out-of-centre developments is prioritised, minor positive impacts will be likely in relation to climate change mitigation, air pollution, transport, and health (SA Objectives 4, 7, 9 and 12).
- F.9.6.3 The policy also requires proposals to “*demonstrate that they will support both social inclusion and cohesion*”, which will be likely to result in a minor positive impact on equality (SA Objective 11).

F.10 West Bromwich

F.10.1 Policy SWB1 – West Bromwich Town Centre

Policy SWB1 – West Bromwich Town Centre

1. The strategic priorities for West Bromwich are:
 - a. to reinvigorate the town centre;
 - b. to unlock land to aid regeneration;
 - c. to support good quality jobs;
 - d. to stimulate COVID19 recovery;
 - e. to promote the highest standards of sustainable urban design.
2. This will be achieved by:
 - a. delivering a significant number of new homes in and around the centre (Policy SWB2) to support the creation of a vibrant, active and sustainable town centre;
 - b. creating a Metro gateway and new town square and promoting a step change in the quality of local places / the public realm;
 - c. delivering mixed use, leisure, commercial and ancillary office growth in sustainable core locations;
 - d. repurposing vacant premises and sites in the centre to deliver community, education and healthcare provision;
 - e. undertaking site assembly and redevelopment to provide land suitable for new markets, education facilities and high-quality housing;
 - f. regenerating the Town Hall Quarter to establish a fully restored cultural and evening / night-time offer in the town centre;
 - g. creating sustainable travel networks across the centre and into surrounding locations;
 - h. providing a green link from the Metro through the heart of the town centre to connect the town centre to Dartmouth Park and Sandwell Valley, including cycling and walking routes across the town centre through to Sandwell Valley;
 - i. providing landscaping, green links, squares, parks and parklets, sustainable travel networks and additional green infrastructure throughout the centre.
3. Opportunities for future development in and around West Bromwich will be supported where they help deliver the aims and objectives set out above.
4. Areas such as The Lyng may be suitable for high quality, well-designed mixed-use development and investment. Should such sites become available through land assembly or allocation during the timescale of the SLP, the Council will support the production of masterplans that demonstrate how sustainable new development could be brought forward in those areas.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SWB1	0	+	0	+	+	+	0	0	+	+	+	+	+	+

F.10.1.1 Policy SWB1 sets out the strategic priorities for West Bromwich Town Centre and outlines measures that will be carried out to meet these priorities. The policy states that regeneration will be achieved by *"repurposing vacant premises and sites in the centre to deliver community, education and healthcare provision"*. Utilising vacant premises will protect greenfield land and ensure sustainable development remains a core element within the town centre’s strategic priorities. Furthermore, the town centre will be provided with *"landscaping, green links, squares, parks and parklets, sustainable travel networks and additional green infrastructure"*. The provision of increased green space and better access to sustainable travel methods will encourage active lifestyles and potentially reduce reliance on private car use. Furthermore, the proposed landscaping and increased green cover will be expected to benefit the local townscape character. Overall, the policy is identified to have a minor positive impact on the local landscape character, climate change mitigation, GI provision, the borough’s greenfield land, residents’ access to sustainable transport, and health and wellbeing (SA Objectives 2, 4, 5, 6, 9 and 12).

F.10.1.2 The policy sets out how the housing need of the area will be met, where *"a significant number of new homes in and around the centre (Policy SWB2) to support the creation of a vibrant, active and sustainable town centre"* will be required. Furthermore, Policy SWB1 states that measures will include *"regenerating the Town Hall Quarter to establish a fully restored cultural and evening / night-time offer in the town centre"* and additionally *"redevelopment to provide land suitable for new markets, education facilities and high-quality housing"*. Overall, the policy will be likely to have a minor positive impact on the local housing supply, access to affordable homes, the local economy and educational facilities (SA Objectives 10, 11, 13 and 14).

F.10.2 Policy SWB2 – Development in West Bromwich

Policy SWB2 – Development in West Bromwich

1. It is a priority for West Bromwich to serve identified housing and employment growth aspirations (Policy SDS1, Policy SDS3). The diversification of West Bromwich to provide a re-purposed, well-balanced mix of appropriate uses will be supported (Policy SCE1), in particular:
 - a. Residential provision will be maximised, to increase and strengthen communities, with indicative housing capacity identified by the West Bromwich Masterplan and West Bromwich Inset, providing a minimum of 1,162 new homes in the strategic centre by 2041.
 - b. Most new homes will be built at very high densities (Policy SHO3, Table 5) and as part of mixed-use developments where suitable, with additional residential use helping to attract investment and promoting the vitality of the centre.

Policy SWB2 – Development in West Bromwich

- c. Complementary uses, particularly community, leisure, health and education use (Policy SDS5, Policy SDM9).
2. Large-scale proposals to serve wider catchment areas should be focussed on West Bromwich to maximise linked trips, promote the use of sustainable modes of transport and support regeneration.

Retail

3. Existing convenience and comparison retail provision will be protected and appropriate new development for these uses supported, to meet both local shopping needs and large-scale provision serving the wider catchment; this should be focused on re-purposing vacant floorspace and re-using existing sites within the centre in the first instance (Policy SCE1).

Leisure

4. Leisure uses, especially large-scale public and commercial facilities such as cinemas, hotels, and a wide range of high-quality family venues and activities, will be supported where they help to diversify the centre, encourage linked trips and enhance the evening economy and visitor experience (SDS5).

Office

5. Office provision will be supported, as West Bromwich is an important location for such employment. Future demand will be market-led; suitable sites are identified in the Masterplan.
6. Proposals in edge-of-centre and / or out-of-centre locations must meet the relevant requirements set out in Policy SCE6.

Sustainability

7. West Bromwich is a highly sustainable focus for service provision; it is a priority to ensure high quality public realm and standards of design are delivered and supported through environmental policies to deliver the aims and objectives in the Masterplan.

Accessibility

8. Proposals for commercial and business development that involve more than 500m² (gross) of floorspace within the primary shopping areas of the centre and well-linked edge-of-centre locations should provide a travel plan.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SWB2	0	+	0	+	0	+	0	0	+	+	+	+	+	+

F.10.2.1 Policy SWB2 aims to support the diversification of West Bromwich as Sandwell’s Strategic Centre to provide residents with a well-balanced provision of local facilities and uses.

F.10.2.2 The policy identifies the importance of maximising residential provision to meet the borough-wide targets, ensuring that any large-scale proposals are located within West Bromwich to provide improved access to and uptake of sustainable means of transport. Locating large-scale developments within proximity of public transport networks will

encourage active travel and could reduce reliance on private cars, reducing congestion within the area. Therefore, the policy could potentially have a minor positive impact on climate change mitigation and transport (SA Objectives 4 and 9) as well as the provision of housing (SA Objective 10). These measures, in addition to the policy provision to ensure car parking demand and traffic are considered, could help to reduce adverse effects associated with air pollution, leading to an overall negligible effect on SA Objective 7.

- F.10.2.3 Policy SWB2 supports leisure uses that aim to *"diversify the centre, encourage linked trips and enhance the evening economy and visitor experience"*. Additionally, the policy includes measures to support the provision of office space, where future demand will be *"market-led"*. The specifications of the policy will be likely to provide improved employment opportunities and retail developments to boost the local economy as well as human health and equality, by helping to ensure all residents have good access to a range of services and facilities, including education, leisure and healthcare, by providing community uses within centres. Overall, the measures within the policy will be expected to have a minor positive impact on equality, health, the local economy and education (SA Objectives 11, 12, 13 and 14).
- F.10.2.4 The policy states that *"it is a priority to ensure high quality public realm and standards of design are delivered"*, which will help to ensure new development conserves and enhances the local landscape and townscape character, potentially resulting in a minor positive impact on SA Objective 2.
- F.10.2.5 The policy states that there will be a focus on *"re-purposing vacant floorspace and re using existing sites within the centre"*. These measures will help to protect undeveloped land from new development and encourage an efficient use of land, with a likely minor positive impact on natural resources (SA Objective 6).

F.11 Transport

F.11.1 Policy STR1 – Priorities for the development of the transport network

Policy STR1 – Priorities for the development of the transport network

1. Land needed for the implementation of priority transport projects will be safeguarded to allow for their future delivery.
2. All new developments must provide adequate access for all modes of travel, prioritising walking, cycling and public transport to influence travel choices. Residential development will be expected to meet the accessibility standards set out elsewhere in this Plan.
3. Key transport corridors will be prioritised through the delivery of infrastructure to support active travel (walking, cycling), public transport improvements, traffic management (including localised junction improvements) and road safety.
4. Key transport priorities identified for delivery during the lifetime of the SLP currently include the following:
 - a) Motorways:
 - i. M5 Improvements (Junctions 1 and 2)
 - b) Rail:
 - i. Midlands Rail Hub
 - c) Rapid Transit:
 - i. Wednesbury – Brierley Hill
 - ii. A34 Walsall Road Sprint Corridor
 - iii. Walsall – Stourbridge corridor tram-train extensions
 - d) Key road corridors including the following (but not limited to):
 - i. A4123 Corridor Upgrade
 - ii. A461 Black Country Corridor
 - iii. A457 / B4135 Oldbury, Smethwick to Birmingham Corridor
 - iv. A4034 Blackheath and Oldbury Corridor
 - v. West Midlands Core Bus Network corridors
 - e) Interchanges
 - i. Dudley Port Integrated Transport Hub

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
STR1	0	0	0	+	0	0	+	0	++	0	0	+	0	0

- F.11.1.1 Policy STR1 outlines SMBC’s priorities for the transport network during the Plan period, covering a wide range of transport modes including the strategic road network, rail, rapid transit and interchanges. The transport projects identified within this policy will contribute towards improving the delivery of sustainable transport options, improving the integration of different modes of transport, reducing issues with congestion and improving traffic flows. Overall, a major positive impact on transport is identified (SA Objective 9).
- F.11.1.2 The policy states that “*all new developments must provide adequate access for all modes of travel, including walking, cycling and public transport*” in accordance with the identified accessibility standards. The promotion of active travel and public transport improvements within key transport corridors will be likely to encourage the uptake of sustainable transport and could potentially help to reduce reliance on travel via car. A modal shift away from private car use towards public transport and active travel will help to reduce transport-associated emission of GHGs and other air pollutants. Therefore, Policy STR1 could potentially result in a minor positive impact on climate change mitigation and pollution (SA Objectives 4 and 7).
- F.11.1.3 Furthermore, by encouraging the uptake of active travel and ensuring development is accessible via walking and cycling, Policy STR1 could potentially improve the physical and mental wellbeing of residents. Ensuring that road safety and pedestrian access are considered when designing new development will be likely to encourage more people to choose these forms of travel, encouraging physical exercise and social interaction. A minor positive impact on health is anticipated (SA Objective 12).

F.11.2 Policy STR2 – Safeguarding the development of the Key Route Network (KRN)

Policy STR2 – Safeguarding the development of the Key Route Network (KRN)

1. Sandwell will, in conjunction with Transport for West Midlands (TfWM) and other neighbouring local highway authorities, identify capital improvements and management strategies to ensure the KRN meets its strategic functions.
2. Land needed for the implementation of improvements to the KRN will be safeguarded to assist in their future delivery.
3. Where new development is expected to result in adverse impacts on the KRN, appropriate mitigation measures will need to be identified through transport assessments and provided through planning obligations.
4. When working with neighbouring authorities, sub-national transport bodies, infrastructure providers and statutory bodies, there will be a focus on reducing the impact of private car use on the KRN and delivering a net-zero transport system.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
STR2	0	0	0	+	0	0	0	0	+	0	0	0	0	0

F.11.2.1 New development within Sandwell as proposed within the SLP will be expected to result in an increased number of vehicles on the local road network, adding more pressure to road infrastructure and travel corridors. An increased volume of traffic on the road can have implications for a variety of issues such as congestion, road safety and air quality as well as resulting in longer journey times. Policy STR2 seeks to ensure that the Key Route Network (KRN) is effectively managed in order to support the level of growth proposed in the SLP over the Plan period.

F.11.2.2 The policy states that suitable mitigation measures will be identified and put in place, to ensure that any potential adverse impacts on the road network are avoided. Furthermore, the policy will help to ensure that transport connectivity is improved, through requiring liaison with Transport for West Midlands or other relevant authorities. Policy STR2 could potentially encourage coordination and streamlining of transport systems including public transport such as rapid transit and bus routes. Overall, a minor positive impact on transport and accessibility is anticipated (SA Objective 9).

F.11.2.3 Since Policy STR2 will seek to *"focus on reducing the impact of private car use on the KRN and delivering a net-zero transport system"*, there may be potential for a minor positive impact on climate change mitigation (SA Objective 4).

F.11.3 Policy STR3 – Managing transport impacts of new development

Policy STR3 – Managing transport impacts of new development

1. Planning permission will not be granted for any proposals that are likely to have significant transport implications, unless accompanied by mitigation schemes that demonstrate an acceptable level of accessibility and safety can be achieved using all modes of transport to, from and through the development. Mitigation schemes must in particular address access by walking, cycling, public transport and shared transport, for example by facilitating car clubs.
2. These proposals should be in accordance with an agreed Transport Assessment, where deemed necessary by the Local Highway Authority, and include the implementation of measures to promote and improve such sustainable transport infrastructure and facilities through agreed Travel Plans and similar measures.
3. Sustainable transport modes must be made more convenient than car usage for the majority of journeys in order to promote genuine modal shift. They should be supported by the necessary management and regulatory measures if deemed necessary by the Local Highway Authority. Planning conditions and /or legal agreements may be required to ensure the implementation of agreed measures.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
STR3	0	0	0	+	0	0	0	0	+	0	0	0	0	0

F.11.3.1 Policy STR3 will help to ensure that new development is not permitted where there is potential for significant adverse effects on transport “*unless accompanied by mitigation schemes that demonstrate an acceptable level of accessibility and safety can be achieved using all modes of transport to, from and through the development. Mitigation schemes must in particular address access by walking, cycling, public transport and shared transport*”. The policy emphasises that sustainable travel options should be more convenient to site end users than private cars, which will be likely to increase their uptake. Overall, a minor positive impact on transport and climate change mitigation is anticipated (SA Objectives 4 and 9).

F.11.4 Policy STR4 – The efficient movement of freight and logistics

Policy STR4 – The efficient movement of freight and logistics

1. The movement of freight by sustainable modes of transport such as rail and waterways will be encouraged. Road-based freight will be encouraged to use the Key Route Network whenever practicable.
2. The use of low emission vehicles, e-cargo bikes and other micro-mobility solutions will be encouraged, especially for 'last-mile' journeys.
3. Junction improvements and routeing strategies will be focussed on those parts of the highway network evidenced as being of particular importance for freight access to employment sites and the motorway network.
4. Proposals that generate significant freight movements will be directed to sites with satisfactory access to the Key Route Network.
5. Existing and disused railway lines will be safeguarded for rail-related uses.
6. Sites with existing and potential access to the rail network for freight will be safeguarded for rail-related uses.
7. Depots and train stabling facilities will be safeguarded.
8. Consideration will be given to the movement of freight, goods and other courier services on Sandwell's roads when determining location of new development.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
STR4	0	0	-	0	0	0	0	0	+	0	0	0	+	0

- F.11.4.1 Policy STR4 sets out guidelines for the movement of freight, and the prioritisation of sustainable modes of transport where possible. Road transport is a major source of air pollution and GHG emissions in the UK⁸⁰. Transporting freight via rail and waterways will be expected to result in lower emissions and higher energy efficiency compared to road transport using heavy goods vehicles (HGVs)⁸¹. The policy will help to reduce adverse effects associated with transport emissions, leading to an overall negligible effect on climate change mitigation and pollution (SA Objectives 4 and 7).
- F.11.4.2 By encouraging the movement of freight via rail and waterways, Policy STR4 could potentially help to relieve road congestion issues and result in more sustainable freight transport across the Plan area. Therefore, a minor positive impact on transport will be expected (SA Objective 9).
- F.11.4.3 Furthermore, this policy could potentially result in more cost-effective and efficient movement of freight, which will help to improve economic productivity. As such, this policy could potentially result in a minor positive impact on the economy (SA Objective 13).
- F.11.4.4 The policy states that “existing and disused railway lines will be safeguarded for rail-related uses” and seeks to encourage the use of waterways for freight transport. In Sandwell, canals and disused railway lines form part of the ecological network in an otherwise heavily urbanised area, for example, the ‘Ridgeacre Branch Canal’ Site of Importance for Nature Conservation (SINC), ‘Snow Hill to Wolverhampton Railway’ Site of Local Importance for Nature Conservation (SLINC) and the ‘Princes End Disused Railway’ SLINC. The conversion of these routes back into regular use for freight transport could potentially result in a minor negative impact on biodiversity through the increased disturbance of important wildlife corridors (SA Objective 3).

F.11.5 Policy STR5 – Creating coherent networks for cycling and walking

Policy STR5 – Creating coherent networks for cycling and walking

1. By working in partnership with Transport for West Midlands and neighbouring local authorities, Sandwell will ensure that it can create and maintain a comprehensive cycle network based on the four tiers of the

⁸⁰ ONS (2019) Road transport and air emissions. Available at: <https://www.ons.gov.uk/economy/environmentalaccounts/articles/roadtransportandairemissions/2019-09-16> [Date accessed: 26/04/24]

⁸¹ Government Office for Science (2019) Understanding the UK freight transport system. Available at: <https://www.gov.uk/government/publications/future-of-mobility-the-uk-freight-transport-system> [Date accessed: 26/04/24]

Policy STR5 – Creating coherent networks for cycling and walking

- West Midlands cycle network, including the use of common cycle infrastructure design standards such as LTN1/20 and Manual for Streets 2 or such future relevant guidance as may be appropriate.
2. Creating an environment that encourages active travel requires new developments to link to existing walking and cycling networks. The links should be coherent, safe, direct, comfortable, attractive, and not impeded by other infrastructure including that provided for other forms of transport and digital / communication infrastructure.
 3. Where possible, existing links including the canal network should be enhanced and the networks extended to serve new developments.
 4. New developments should have good walking and cycling links to public transport nodes and interchanges.
 5. Where possible, a compact and legible urban realm with easy to reach destinations on foot and by cycle should be delivered, including appropriate signage and wayfinding.
 6. Cycle parking facilities should be provided at all new developments and should be in convenient locations with good natural surveillance, e.g., near to main front entrances for short stay visitors or under shelter for long stay visitors.
 7. The number of cycle parking spaces required in new developments and in public realm schemes should be determined using the guidance and standards set out in Appendix K.
 8. Sandwell Council will work with Transport for West Midlands and neighbouring local authorities on expanding the West Midlands Cycle Hire scheme and location and provision of cycle hire infrastructure will be integral when determining new development.
 9. The design of cycle infrastructure should be in accordance with the principles and standards contained in the Department for Transport’s Local Transport Note 1/20 (LTN1/20): Cycle Infrastructure Design.
 10. Where feasible, to improve the local environment for pedestrians and cyclists, measures to manage traffic should be considered, which may include measures such as modal filters, reducing traffic speeds, road space reallocation, and implementing parking management policies.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
STR5	0	0	0	+	0	0	+	0	++	0	+	+	0	0

F.11.5.1 Policy STR5 seeks to ensure that walking and cycling infrastructure networks are developed and maintained across the borough to encourage sustainable travel choices.

F.11.5.2 The policy requires the development of cycle and walking links which are *“coherent, safe, direct, comfortable, attractive, and not impeded by other infrastructure including that provided for other forms of transport”* and states that *“cycle parking facilities should be provided at all new developments and should be in convenient locations with good natural surveillance”*. These factors will be likely to encourage more people to consider cycling and walking as alternative forms of travel, reducing reliance on private car use. Therefore,

a major positive impact on transport is identified (SA Objective 9). This will also be expected to contribute towards a reduction in GHG emissions and other air pollutants, and as such, a minor positive impact has been identified for climate change mitigation and pollution (SA Objectives 4 and 7).

F.11.5.3 Furthermore, through facilitating active travel, this policy could potentially encourage outdoor exercise and result in benefits to mental and physical wellbeing. A minor positive impact on health will be likely (SA Objective 12).

F.11.5.4 Policy STR5 seeks to ensure that walking and cycling networks are safe, and bicycle storage is in “convenient locations with good natural surveillance”, which could help to reduce crime and the fear of crime. Therefore, this could potentially result in a minor positive impact on equality (SA Objective 11).

F.11.6 Policy STR6 – Influencing the demand for travel and travel choices

Policy STR6 – Influencing the demand for travel and travel choices

1. Sandwell is committed to considering all aspects of traffic management in the centres and wider area in accordance with the Traffic Management Act 2004. The priorities for traffic management in Sandwell are:
 - a. identifying appropriate strategic park and ride sites on current public transport routes to ease traffic flows into centres;
 - b. working together with the rest of the region to manage region-wide traffic flows through the West Midlands Regional Traffic Control Centre and further joint working;
 - c. implementing demand management measures to restrain car usage and managing car parking demand, thereby encouraging behaviour change and increasing travel by sustainable modes of transport;
 - d. providing better accessibility to shared transport services such as demand responsive transport services, mobility hub and ‘car clubs’, reducing the need to travel long distances by car or helping people to travel by more sustainable modes of transport;
 - e. providing better transport planning advice and information in partnership with TfWM’s Behaviour Change Hub;
 - f. maximising access to high-speed broadband / digital infrastructure will be required to enable smarter working for those that are able to do so, thus further reducing the need to travel.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
STR6	0	0	0	+	0	0	+	0	++	0	0	0	0	0

F.11.6.1 Policy STR6 promotes the holistic management of traffic across the borough and wider area and seeks to encourage a modal shift towards more sustainable travel options, in accordance with the Traffic Management Act 2004 (TMA). The aim of the TMA is to “*tackle*

*congestion and disruption on the road network ... [and] places a duty on local authorities to make sure traffic moves freely and quickly*⁸².

F.11.6.2 Through requiring the identification of strategic park and ride sites and improving access to transport hubs, this policy will help to encourage the development of better-connected public transport systems and deliver more widespread changes to the transport network. The promotion of public transport and development of additional strategic and local sites for delivery, coupled with the policy provisions to ensure “*demand management measures to restrain car usage and managing car parking*” will be likely to reduce reliance on private car use and consequently reduce the emission of GHGs and other air pollutants. Moreover, maximising high speed broadband connections and encouraging smarter working will further reduce the need to travel. Overall, a major positive impact in relation transport (SA Objective 9) and a minor positive impact to climate change mitigation and pollution (SA Objectives 4 and 7) are identified.

F.11.7 Policy STR7 – Network management

Policy STR7 – Network management	
1.	Depending on the location of new development, the deployment of advanced and smart technologies that allow the public to plan their journeys more effectively may be appropriate, for example providing real time travel information and satellite navigation systems, Variable Message Signs (VMS) along congested parts of the network and digital sensors / cameras to monitor traffic and collect data on traffic patterns for future planning.
2.	All new developments that impact the existing highway network, or which result in a new asset to be adopted by the Local Highway Authority, may be subject to fees and obligations for the maintenance of the highway network as part of a relevant legal agreement

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
STR7	0	0	0	0	0	0	0	0	+	0	0	0	0	0

F.11.7.1 Policy STR7 sets out the potential to introduce technologies to allow the effective planning of journeys, which could help to improve the overall management of the transport network and reduce congestion. A minor positive impact on transport (SA Objective 9) could be achieved, however this will be dependent on effective implementation and monitoring.

⁸² Department for Transport (2022) Traffic management Act 2004 overview. Available at: <https://www.gov.uk/government/collections/traffic-management-act-2004-overview> [Date accessed: 26/04/24]

F.11.8 Policy STR8 – Parking management

Policy STR8 – Parking management

1. The priorities for traffic management in Sandwell include the sustainable delivery and management of parking in centres and beyond, through use of some or all the following measures as appropriate:
 - a. The management and control of parking - ensuring that it is not used as a tool for competition between centres;
 - b. The type of parking – ensuring that where appropriate long-stay parking is removed from town centres, to support parking for leisure and retail customers and to encourage commuters to use more sustainable means and reduce peak hour traffic flows;
 - c. Maximum parking standards – ensuring that a consistent approach to maximum parking standards is enforced in new developments as set out in the guidance and standards contained at Appendix K;
 - d. The location of parking – by reviewing the location of town centre car parks through the “Network Management Duty”, to ensure that the flow of traffic around town centres is as efficient as possible
 - e. Providing more convenient, secure and accessible cycle parking will be a critical part of increasing cycling in Sandwell and making it a natural first choice for journeys. Considering different users and types of cycle parking will be an essential part of this and new developments should consider this in accordance with guidance set out in Appendix K.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
STR8	0	0	0	0	0	0	0	0	+	0	0	0	+	0

F.11.8.1 Policy STR8 sets out the approach to parking management in Sandwell, including the type, location and standards for parking in or near to town centres. By regulating the types of parking available in different locations, and ensuring these standards are applied consistently across the Plan area, this policy will help to encourage people to choose more sustainable travel modes where possible. The policy also aims to ensure that the efficiency of traffic flows in and around town centres is improved. Overall, a minor positive impact on transport is anticipated (SA Objective 9).

F.11.8.2 The policy seeks to ensure that the type of parking is appropriate to the location, for example ensuring that “*long-stay parking is removed near to town centres, to support parking for leisure and retail customers*”. Furthermore, the policy states that the control of parking should not be used “*as a tool for competition between centres*”. Therefore, this could potentially help to support local shops and businesses and result in a minor positive impact on the economy (SA Objective 13).

F.11.9 Policy STR9 – Planning for low emission vehicles

Policy STR9 – Planning for low emission vehicles

1. Proposals for low emission vehicles will be supported by:
 - a. Ensuring that new developments include provision for charging infrastructure in accordance with current legislative and regulatory guidelines.
 - b. Measures to encourage LEV use through travel plans and other initiatives
 - c. Where appropriate the Council will facilitate the introduction of charging points in public locations.
 - d. Working with partners to explore support for alternative low emission vehicle technologies, such as hydrogen fuel cells, across a range of modes; private cars, buses and / or small passenger and fleet vehicles.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
STR9	0	0	0	+	0	0	+	0	+	0	0	0	0	0

F.11.9.1 Policy STR9 promotes development proposals which support low emission vehicles (LEV). The term 'LEV' can be used to refer to motorised vehicles which emit lower levels of emissions than traditional petrol- or diesel-powered cars or use low carbon technologies, including pure electric vehicles and plug-in hybrid vehicles⁸³.

F.11.9.2 This policy will help to encourage the use of LEVs within Sandwell, by ensuring the appropriate infrastructure such as electric vehicle charging points are incorporated within new developments and appropriate public locations. The policy also encourages the exploration of alternative low emission vehicle technologies. Overall, this will be expected to result in a minor positive impact on sustainable transport (SA Objective 9). Furthermore, encouraging the use of LEVs could potentially help to reduce the emission of GHGs and other air pollutants, resulting in a minor positive impact on climate change mitigation and pollution (SA Objectives 4 and 7).

F.11.10 Policy STR10 – Transport innovation and digital connectivity

Policy STR10 – Transport innovation and digital connectivity

1. Opportunities for integrating 5G connectivity within the transport network should be explored when development proposals, masterplanning and major housing and employment schemes are being promoted, to improve transport services and ensure there is 5G connectivity throughout Sandwell. This

⁸³ SMMT (2020) Ultra Low Emission Vehicles (ULEVs). Available at: <https://www.smmt.co.uk/industry-topics/technology-innovation/ultra-low-emission-vehicles-ulevs/> [Date accessed: 29/04/24]

Policy STR10 – Transport innovation and digital connectivity

should include the provision of 5G connectivity as part of new development proposals, which will encourage more people to connect remotely, reducing the need to travel (see Policy SID2).

2. Sandwell will ensure the integration of 'smart infrastructure' where possible as part of new development proposals. In transport terms, examples of smart infrastructure include:
 - a. smart parking sensors, which provide live parking capacity data;
 - b. traffic signals that can respond to levels of congestion and prioritise sustainable transport modes; and
 - c. transport volume monitoring sensors, which can provide information on the use of different modes, journey time or tracking data.
3. Working in partnership with Transport for West Midlands and neighbouring Local Authorities, Sandwell will facilitate Mobility as a Service⁸⁴ and will ensure this is integrated into any new infrastructure where applicable.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
STR10	0	0	0	+	0	0	+	0	+	0	0	0	+	0

F.11.10.1 Policy STR10 promotes the provision of 5G connectivity, including within new homes and businesses and integrated within the transport network, which will encourage remote working and reduce the need to travel. A minor positive impact on the economy could therefore be achieved (SA Objective 13).

F.11.10.2 The integration of 'smart infrastructure' as outlined within the policy could help to reduce congestion, potentially helping to reduce the emission of GHGs and other air pollutants. Overall, if implementation and monitoring prove successful, this will be expected to result in a minor positive impact on sustainable transport, pollution and climate change mitigation (SA Objectives 4, 7 and 9).

⁸⁴ Digital transport service platforms that enable users to access, pay for, and get real-time information on, a range of public and private transport options.

F.12 Infrastructure and Delivery

F.12.1 Policy SID1 – Infrastructure provision and Viability Assessments

Policy SID1 – Infrastructure provision and viability assessments

1. All new developments should be supported by the necessary on and off-site infrastructure to serve its needs, mitigate its impacts on the environment and the local community, and ensure that it is sustainable and contributes to the proper planning of the wider area.
2. Unless material circumstances or considerations indicate otherwise, development proposals will only be permitted if all necessary infrastructure improvements, mitigation measures and sustainable design requirements and proposals are provided and /or can be phased to support the requirements of the proposed development. These will be secured through planning obligations, the Community Infrastructure Levy / Infrastructure Funding Statements, planning conditions or other relevant means or mechanisms as necessary, to an appropriate timetable that is prioritised, resourced, managed, delivered and co-ordinated.
3. A planning application that compiles with up-to-date policies within this plan will be assumed to be viable and should seek to provide any relevant planning contributions necessary to make it acceptable in planning terms. The onus will be on the applicant to demonstrate that the provision of planning contributions would adversely affect the financial viability of the development proposals.
4. Financial viability assessments conforming to national guidance will be required to be submitted and, where necessary, independently appraised by an appropriate professional appointed by the local planning authority at the cost of the applicant.
5. Any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances, and in such circumstances an executive summary will be made publicly available.
6. On sites where applying the relevant planning contributions, affordable housing or accessibility requirements set out in Policies SHO4 and SHO5 can be demonstrated to make the development unviable, the maximum proportion of such housing will be sought that will not undermine the viability of the development, subject to achieving optimum tenure mix and securing other planning obligations necessary for the development to gain planning permission.
7. Sandwell Council will set out in an Infrastructure Delivery Plan
 - a. The infrastructure that is to be provided or supported.
 - b. The prioritisation of and resources for infrastructure provision
 - c. The scale and form of obligation or levy to be applied to each type of infrastructure.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SID1	0	0	+	+	+	0	+	+	+	+	+/-	+	+	+

F.12.1.1 Policy SID1 sets out the overarching requirement for the provision of new infrastructure to support new development proposed in the Sandwell area. As stated in the supporting text to this policy, infrastructure is regarded in this context as including *"affordable housing; renewable energy; publicly accessible open space; sustainable drainage; sport and recreational facilities; biodiversity net gain; transport, including active travel; air quality mitigation measures; and residential services"*. As such, there is potential for the policy to result in a minor positive impact for biodiversity, waste, transport, health, economy and education (SA Objectives 3, 4, 5, 7, 8, 9, 12, 13 and 14).

F.12.1.2 The policy also aims to ensure that a mix of good-quality, affordable housing will be provided, subject to the findings of financial viability assessments. The policy states that where accessibility requirements make a development financially unviable, *"the maximum proportion of such housing will be sought that will not undermine the viability of the development"*. By ensuring developments are appraised and meet local authority guidelines before they go ahead, a minor positive impact on housing provision (SA Objective 10) is likely.

F.12.1.3 However, the policy provision means that fewer affordable / adaptable homes could be delivered compared to the identified needs. The impact of Policy SID1 on equality is uncertain as it is dependent on financial circumstances.

F.12.1.4 The policy will be unlikely to significantly affect cultural heritage, landscape or natural resources (SA Objectives 1, 2 and 6) although elements of mitigation supported by the policy may help to reduce the potential for adverse effects on these aspects.

F.12.2 Policy SID2 – Digital infrastructure

Policy SID2 – Digital infrastructure

1. All major development proposals should be supported by a statement that details what digital infrastructure will be provided to serve the development and confirms that it will be available at first occupation.

5G Networks

2. Any proposals for infrastructure to support the delivery of 5G networks will be supported in principle, subject to meeting the following criteria and the requirements of other local policies and national guidance:

- a. Proposals should be sensitively sited and designed to minimise impacts on the environment, amenity, and character of the surrounding area.

Policy SID2 – Digital infrastructure

- b. Proposals should not have an adverse impact on areas of ecological interest or areas of landscape importance, and should protect and, where possible, enhance the significance of heritage assets and their setting (Policies SNE2 and SHE2).
 - c. Proposals should demonstrate that proper regard has been given to location and landscaping requirements, including the potential for innovative solutions complementary to the immediate surroundings.
 - d. The potential to use canal towpaths to accommodate digital infrastructure and cabling should be explored⁸⁵, where this would not adversely affect areas of ecological or historic interest (Policy SNE6).
3. Operators proposing 5G network infrastructure are strongly recommended to enter early discussions with the Council.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SID2	0	0	0	+	0	0	+	0	+	0	+	0	+	+

F.12.2.1 Policy SID2 supports the provision of digital infrastructure alongside new major development proposals, and the delivery of 5G networks in principle. The promotion of such infrastructure will be likely to help ensure that development can meet the needs of current and future populations.

F.12.2.2 With the delivery of improved digital connectivity and 5G coverage within the borough under this policy, residents will be likely to have greater access to essential services from home and the workplace. This will provide increased opportunities to work and learn from home and access to a wider range of employment and education opportunities, resulting in a minor positive impact on the local community including the economy and education (SA Objectives 13 and 14). By ensuring all development of ten or more homes demonstrates digital infrastructure provision, this policy will be likely to ensure the majority of new residents across the Plan area have access to the internet, and the benefits this brings in terms of employment opportunities and digital inclusion, with a likely minor positive impact on equality (SA Objective 11).

F.12.2.3 In addition, with improved access to online facilities and home working, this policy could potentially help to reduce reliance on private car use such as for commuting to workplaces, and in turn, reduce local congestion. This will be expected to have a minor positive impact on climate change mitigation, air pollution and transport, due to reduced emissions and congestion associated with less traffic (SA Objectives 4, 7, and 9).

⁸⁵ To be delivered through the reasonable use of planning conditions or S106/CIL obligations

F.12.2.4 The policy seeks to minimise adverse effects on the surrounding environment in terms of amenity, landscape, character and ecology. As such, negligible impacts will be likely for SA Objectives 1, 2 and 3.

F.12.3 Policy SID3 – 5G network infrastructure

Policy SID3 – 5G network infrastructure

1. To ensure that the installation of masts is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP) applications for all prior approval and full planning applications must:
 - a. provide self-certification to the effect that a mobile phone base station when operational will meet the ICNRP guidelines; and
 - b. provide a statement for each site indicating its location, the height of the antenna, the frequency and modulation characteristics and details of power output and where a mobile phone base station is added to an external mast or site, confirmation that the cumulative exposure will not exceed the ICNRP guidelines.
2. Infrastructure should be located where it will have the least adverse impact on local landscapes, biodiversity and heritage assets wherever possible. Where unavoidable impacts arise in sensitive locations, they should be considered fully and avoided or mitigated accordingly.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SID3	0	0	0	0	0	0	0	0	0	0	0	0	0	0

F.12.3.1 Policy SID3 sets out the requirements of mobile network infrastructure in regard to public health. The policy requires development proposals to meet the guidelines set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). This could help to reduce the potential for adverse effects in terms of human health, with a negligible impact identified under SA Objective 12.

F.12.3.2 Policy SID3 states that *"infrastructure should be located where it will have the least adverse impact on local landscapes, biodiversity and heritage assets wherever possible"* and will therefore be expected to have a negligible impact on cultural heritage, landscape and local biodiversity (SA Objectives 1, 2, and 3).

F.12.4 Policy SID4 – Communications infrastructure / equipment

Policy SID4 – Communications infrastructure / equipment

1. The siting and design (including materials) of digital infrastructure / equipment, which includes (but is not limited to) telephone kiosks and digital interactive finger posts, will be carefully controlled to ensure:
 - a. they do not detract from the visual amenities of the street scene;

Policy SID4 – Communications infrastructure / equipment

- b. they avoid harmful impacts on public amenity or unacceptable street clutter in the public realm;
- c. they avoid harm to the significance of heritage assets or their settings and support local distinctiveness.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SID4	0	0	0	0	0	0	0	0	0	0	0	0	0	0

F.12.4.1 Policy SID4 sets out the requirements of the design and location of digital infrastructure to ensure that harm is avoided to visual amenity, "*heritage assets or their settings*", and "*the public realm*". These measures will help to protect the local landscape character as well as heritage assets and their settings which contribute to the creation of local distinctiveness and identity. The policy will reduce the potential for adverse effects, and therefore result in a negligible impact on, cultural heritage and the local landscape (SA Objectives 1 and 2).

F.13 Waste and Minerals

F.13.1 Policy SWA1 – Waste infrastructure future requirements

Policy SWA1 – Waste infrastructure future requirements

1. Proposals for major development shall evidence how its operation will minimise waste production, especially through construction, as well as facilitating the re-use and recovery of waste materials including, for example, through recycling, composting and energy from waste.
2. Proposals for waste management facilities will be supported based upon the following principles;
 - a) managing waste through the waste hierarchy in sequential order. Sites for the disposal of waste will only be permitted where it meets a need which cannot be met by treatment higher in the waste hierarchy;
 - b) promoting the opportunities for on-site management of waste where it arises and encouraging the co-location of waste developments that can use each other’s waste materials;
 - c) ensuring that sufficient capacity is located within Sandwell to accommodate the waste capacity requirements during the plan period and reducing the reliance on other authority areas;
 - d) enabling the development of recycling facilities across Sandwell, including civic amenity sites, and ensuring that there is enough capacity and access for the deposit of municipal waste for re-reuse, recycling, and disposal;
 - e) waste must be disposed of, or be recovered in, one of the nearest appropriate facilities, by means of the most appropriate methods and technologies, to ensure a high level of protection for the environment and public health;
 - f) ensuring new waste management facilities are located and designed to avoid unacceptable adverse impacts on the townscape and landscape, human health and well-being, nature conservation and heritage assets and amenity;
 - g) working collaboratively with neighbouring authorities with responsibilities for waste who import waste into, or export waste out of, Sandwell, to ensure a co-operative cross boundary approach to waste management is maintained.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SWA1	0	0	0	0	0	0	0	++	0	0	0	0	0	0

F.13.1.1 Policy SWA1 sets out the strategy for waste management within Sandwell, seeking to reduce the generation of waste and associated pollution, follow the waste hierarchy, and ensure sufficient capacity in the waste management system.

F.13.1.2 Policy SWA1 states the Council “will minimise waste production, especially through construction, as well as facilitating the re-use and recovery of waste materials” and

encourages development proposals to manage waste through the waste hierarchy, “ensuring that sufficient capacity is located within Sandwell to accommodate forecast waste arisings of all types during the Plan period and reducing the reliance on other authority areas”. The policy promotes the re-use and recycling of materials. Overall, the policy will help to help reduce the volume of waste generated in the borough and improve the management and disposal of waste. Therefore, a major positive impact on waste is identified (SA Objective 8).

- F.13.1.3 The policy also seeks to ensure “new waste management facilities are located and designed to avoid unacceptable adverse impacts on the environment, human health and well-being, wildlife, heritage assets and amenity”. These criteria will be likely to help avoid adverse impacts in relation to human health, biodiversity and cultural heritage; therefore, negligible impacts will be likely against these objectives (SA Objectives 1, 3 and 12).

F.13.2 Policy SWA2 – Waste sites

Policy SWA2 – Waste sites

Protecting Waste Sites

1. Sandwell will safeguard all existing strategic⁸⁶ and other waste management facilities from inappropriate development, to maintain existing levels of waste management capacity and meet Strategic Objective 17, unless it can be demonstrated that:
 - a) there is no longer a need for the facility; and
 - b) capacity can be met elsewhere; or
 - c) appropriate compensatory provision is made in appropriate locations elsewhere in the Black Country.This policy will also apply to all new waste management sites that are implemented within the lifetime of the plan.

New development near existing waste facilities

2. Proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent to an existing waste management site where there is potential for conflict between the uses,
 - a) unless a temporary permission for a waste use has expired, or the waste management use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent waste use;
 - b) or redevelopment of the waste site or loss of waste infrastructure would form part of a strategy or scheme that has wider environmental, social and / or economic benefits that outweigh the retention of the site or infrastructure for the waste use and alternative provision is made for the displaced waste use;
 - c) or a suitable replacement site or infrastructure has otherwise been identified and permitted.
3. Waste Site Impact Assessments will be expected to demonstrate that at least one of the above criteria applies. Applications should also identify any ‘legacy’ issues arising from existing or former waste uses, and how these will be addressed through the design of the development and the construction process.

⁸⁶ See Appendix E

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SWA2	0	0	0	0	0	0	0	+	0	0	0	0	0	0

F.13.2.1 The aim of Policy SWA2 is to safeguard and retain capacity of the existing waste facilities in Sandwell. The policy also states that “*proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent to an existing waste management site where there is potential for conflict between the uses*”. The policy will be likely to help ensure appropriate waste management continues in the borough and that capacity at these facilities is maintained. Overall, a minor positive impact on waste is identified (SA Objective 8).

F.13.3 Policy SWA3 – Preferred areas for new waste facilities

Policy SWA3 – Preferred areas for new waste facilities	
1.	The preferred locations for waste management facilities are the Local Employment Areas shown on the Sandwell Local Plan Policies Map.
2.	All proposals for new waste management facilities should demonstrate how they will contribute to Strategic Objective 17 and the strategic objectives of Policy SWA1, such as the contribution they will make to landfill diversion, delivery of new waste management capacity and diversification of the range of facilities currently available.
3.	All applications for waste development will be expected to comply with the requirements in Policy SWA4.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SWA3	+/-	+/-	+/-	+/-	+/-	+/-	+/-	++	+/-	0	0	0	0	0

F.13.3.1 Policy SWA3 identifies preferred locations for new waste management infrastructure in Sandwell. The provision of waste management facilities will be likely to have a major positive impact on waste, by ensuring there are adequate facilities and capacity within the borough to effectively manage waste (SA Objective 8).

F.13.3.2 At present, the scale and potential capacity of the proposed waste management facilities is unknown. Seeking to manage Sandwell’s waste rather than exporting to surrounding areas could potentially result in some benefits associated with reduced need to transport waste, although the extent and likelihood of these benefits is unknown. Overall, the likely

impact in relation to environmental objectives is uncertain (SA Objectives 1, 2, 3, 4, 5, 6, 7 and 9).

F.13.3.3 The provision of waste management facilities will not be expected to directly impact housing, equality, health, economy or education (SA Objectives 10, 11, 12, 13 and 14).

F.13.4 Policy SWA4 – Locational considerations for new waste facilities

Policy SWA4 – Locational considerations for new waste facilities

Key Locational Considerations for All Waste Management Proposals

1. Proposals should demonstrate how they will contribute to Strategic Objective 17 and the strategic objectives of Policy SWA1, such as the contribution they will make towards landfill diversion, delivery of new waste management capacity and diversification of the range of facilities currently available.
2. Development for new-build waste management facilities⁸⁷ should be focused in local employment areas and will be required to meet the following criteria:
 - a) evidence the need for the facility;
 - b) all waste processes and operations must be contained, processed and managed within buildings unless there are acceptable operational reasons why these processes cannot be contained in buildings;
 - c) proposals must accord with other relevant Plan policies in relation to the protection of the environment and public amenity, or demonstrate that other material considerations outweigh any policy conflicts;
 - d) consideration will be given to the potential impacts of waste management proposals on:
 - i. minimising adverse visual impacts;
 - ii. potential detrimental effects on the environment and public health;
 - iii. generation of odours, litter, light, dust, and other infestation;
 - iv. noise, excessive traffic and vibration;
 - v. risk of serious fires through combustion of accumulated wastes;
 - vi. harm to water quality and resources and flood risk management;
 - vii. land instability;
 - viii. land use conflict; proposals should demonstrate compatibility with the uses already present within / adjacent to the area;
 - ix. where necessary mitigation measures should be identified to reduce any adverse effects to an acceptable level.
 - x. whether the proposal would provide opportunities for co-location of related uses and / or generate other benefits (for example; produce a range of waste types or streams, produce high quality aggregates or other useful raw materials, or supply heat and power or other forms of energy to adjacent uses).

Waste Applications – Supporting Information

⁸⁷ Waste development covers the use of any land or buildings for the storage, treatment, processing, transfer, bulking-up, recycling, recovery, or final deposit of any substance classified as 'waste'.

Policy SWA4 – Locational considerations for new waste facilities

3. Planning applications for waste development⁸⁸ should include a supporting statement that clearly describes the key characteristics of the development. It should also explain how the development aligns with Strategic Objective 17 and the General Principles and Preferred Methods of managing waste in Policy SWA1. In particular, the application should explain the contribution the development would make towards driving waste up the waste hierarchy, supporting the development of a more circular economy, meeting the Black Country’s additional waste capacity requirements, and broadening the range of waste facilities currently available in the plan area.
4. The following information should also be included in the supporting statement and / or on the planning application form:
 - a) the type of waste facility or facilities proposed;
 - b) the waste streams and types of waste to be managed;
 - c) the types of operation to be carried out on the site;
 - d) whether waste would be sourced locally, regionally or nationally;
 - e) the maximum operational throughput in tonnes per annum;
 - f) for waste disposal, the total void space to be infilled in cubic metres;
 - g) the outputs from the operations, including waste residues;
 - h) the expected fate and destination of the outputs;
 - i) the number of associated vehicular movements;
 - j) the number of jobs created.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SWA4	0	0	0	0	0	0	0	+	0	0	0	0	0	0

F.13.4.1 Policy SWA4 sets out criteria to which new waste management facilities should be in accordance with. Waste management facilities will only be supported where there is an identified need for the facility. This will be likely to help fill any gaps in the borough and meet the locally identified waste management needs. A minor positive impact on waste will therefore be expected (SA Objective 8).

F.13.4.2 The policy states that consideration will be given to "visual impacts", "detrimental effects on the environment and public health", "noise, excessive traffic and vibration" and "water quality and resources and flood risk management" when allocating waste management facilities. These criteria will help to prevent adverse impacts, and therefore, negligible

⁸⁸ This includes applications for new build waste developments, changes of use to waste developments, applications for new operational development and other material changes to existing waste sites, and 's73' applications to vary a condition attached to an existing waste permission.

impacts have been identified in relation to landscape, biodiversity, human health, transport, flood risk and pollution (SA Objectives 2, 3, 5, 7, 9 and 12).

F.13.4.3 Policy SWA4 states "*proposals must accord with other relevant Plan policies in relation to the protection of the environment and public amenity*". It is recommended that this statement is expanded, and further detail provided to ensure clarity on the requirements.

F.13.5 Policy SWA5 – Resource management and new development

Policy SWA5 – Resource management and new development

Waste Management in new developments

1. All new developments should;
 - a. address waste as a resource;
 - b. minimise waste as far as possible;
 - c. design sites with resource and waste management in mind;
 - d. manage unavoidable waste in a sustainable and responsible manner; and
 - e. maximise use of materials with low environmental impacts.
2. Where a proposal includes uses likely to generate significant amounts of waste, these should be managed either on-site or in as close a proximity as possible to the source of the waste.
3. Resource and waste management requirements should be reflected in the design and layout of new development schemes. Wherever possible building, engineering and landscaping projects should use alternatives to primary aggregates, such as secondary and recycled materials, renewable and locally sourced products and materials with low environmental impacts. Consideration should also be given to how waste will be managed within the development once it is in use.
4. Where redevelopment of existing buildings or structures and / or remediation of derelict land is proposed, construction, demolition and excavation wastes should be managed on-site where feasible and as much material as possible should be recovered and re-used for engineering or building either on-site or elsewhere.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SWA5	0	0	0	0	0	+	0	++	0	0	0	0	0	0

F.13.5.1 Policy SWA5 sets out criteria for the sustainable management of waste and resources associated with new developments, during both construction and occupation.

F.13.5.2 The policy requires all new developments to "*minimise waste as far as possible*" and seeks to maximise the use of "*secondary and recycled materials, renewable and locally sourced products and materials with low environmental impacts*" wherever possible. The policy will help to promote sustainable and efficient waste management and use of materials across all new development in Sandwell and limit the generation of waste as much as is

feasible. Furthermore, Policy SWA5 seeks to ensure that development design takes into account the need for waste management, when occupied. Overall, a major positive impact on waste is identified (SA Objective 8).

F.13.5.3 Additionally, through encouraging the efficient use of resources and reducing the need for extraction of primary aggregates, Policy SWA5 will be expected to result in a minor positive impact on natural resources (SA Objective 6).

F.13.5.4 Policy SWA5 also seeks to ensure that environmental impacts as a result of resource management and new development are minimised. The policy encourages the use of materials with low environmental impacts and the management of waste either on-site or as close as possible to the source. These factors will help to minimise the potential for, and scale of, adverse impacts on the environment by reducing the distances travelled by waste management vehicles such as HGVs. Therefore, a negligible impact has been identified for landscape, biodiversity, pollution and transport (SA Objectives 2, 3, 7 and 9).

F.13.6 Policy SMI1 – Minerals safeguarding

Policy SMI1 – Minerals safeguarding

1. Mineral deposits that are identified as being, or may become of, economic importance will be safeguarded from unnecessary sterilisation.
2. Where development is proposed, encouragement will be given to the extraction of the mineral resource prior to or in conjunction with, development, where this would not have unacceptable impacts on neighbouring uses. Developments over five hectares should be accompanied by supporting information (as set out in the Justification) demonstrating that mineral resources will not be needlessly sterilised.

Secondary and Recycled Aggregates

3. At the end of 2017 Sandwell was estimated to be producing around 330,000 tonnes of secondary and recycled aggregates per annum at permitted production sites. As a minimum, Sandwell will aim to maintain this level of production throughout the plan period. In support of this, permitted secondary and recycled aggregate sites expected to continue in production up to 2041 will be safeguarded.
4. The location of all permitted mineral infrastructure sites in Sandwell, are identified on the Policies Map and these sites are also listed below. Applications for development within a 150m buffer zone of these sites will need to demonstrate they will not have any unacceptable impacts on these sites that would prevent them from continuing to operate.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SMI1	0	0	0	0	0	+	0	0	0	0	0	0	+	0

F.13.6.1 Although Sandwell itself does not contain any Mineral Safeguarding Areas at present, Policy SMI1 sets out requirements for any mineral deposits identified as being or becoming

of economic importance to be "*safeguarded from unnecessary sterilisation*". Therefore, the policy will be expected to protect mineral resources and have a minor positive impact on natural resources (SA Objective 6).

- F.13.6.2 This policy is likely to have a minor positive impact on the local economy, by supporting local construction and industrial businesses (SA Objective 13).

F.13.7 Policy SMI2 – Managing the effects of mineral development

Policy SMI2 – Managing the effects of mineral development

General Requirements for Minerals Developments

1. When working ceases, all plant and equipment should be removed, and sites should be restored as soon as possible.
2. The working, processing or recycling of minerals must accord with all other policies in relation to the protection of the environment, public amenity and health, and surrounding land uses as set out in this plan or in any other adopted development plan – or otherwise demonstrate that other material considerations outweigh any policy conflict.
3. Subject to other policies within the Plan, planning permission will be granted for built development within the Consideration Zones around Coneycgre Mine and Blackham Mine, where the applicant is able to demonstrate that a collapse in the mine would not prejudice public safety or compromise the structural integrity of the proposed structures.
4. Proposals should address the impact of transporting minerals and mineral products on the highway network and should be accompanied by a Transport Assessment if generating a significant number of vehicle movements.

Additional Assessment Criteria for Minerals Developments

5. In addition to the general requirements set out above, proposals for mineral working or mineral-related infrastructure at both new and existing sites will be further assessed in terms of:
 - a) minimising any adverse visual impacts;
 - b) effects on natural, built, and historic (including archaeological) environments and on public health;
 - c) generation of noise, dust, vibration, lighting, and excessive vehicle movements;
 - d) compatibility with neighbouring uses – taking into account the nature of the operations, hours of working, the timing and duration of operations and any cumulative effects;
 - e) harm to water quality and resources and flood risk management;
 - f) ground conditions and land stability;
 - g) land use conflict – proposals should demonstrate compatibility with the uses already present within the surrounding area;
 - h) impacts on the highway, transport, and drainage network;
 - i) where necessary, mitigation measures should be identified to reduce any adverse effects to an acceptable level.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SMI2	0	0	0	0	0	+	0	0	0	0	0	0	0	0

- F.13.7.1 Policy SMI2 sets out criteria by which development proposals for mineral working and infrastructure will be expected to comply. All development proposals will need to contribute to the extraction of minerals as set out in Policy SMI1. A minor positive impact on natural resources will therefore be expected (SA Objective 6).
- F.13.7.2 Under this policy, mineral extraction sites will be required to be restored as soon as possible once work ceases. This will be likely to help prevent adverse impacts on landscape and biodiversity, and therefore, negligible impacts have been identified (SA Objectives 2 and 3). Positive effects could be achieved in the longer term.
- F.13.7.3 Policy SMI2 seeks to *"address the impact of transporting minerals and mineral products on the highway network and should be accompanied by a Transport Assessment if generating a significant number of vehicle movements"*. This may have benefits to transport and local congestion, as well as reducing transport-related air pollution and carbon emissions. Nevertheless, the transportation of minerals will be expected to lead to a high number of HGVs on nearby roads. Overall, a negligible impact on climate change mitigation, pollution and transport will be likely (SA Objectives 4, 7 and 9).
- F.13.7.4 Development proposals for minerals extraction will be assessed for their effect on public health under this policy. This will help to prevent development resulting in adverse impacts on human health, including inappropriate noise pollution and vibrations. Overall, a negligible impact on health is identified (SA Objective 12).
- F.13.7.5 The policy also seeks to assess development proposals for their effects on *"historic (including archaeological) environments"* and will be likely to prevent adverse impacts on the historic environment. Therefore, a negligible impact on cultural heritage is identified (SA Objective 1).
- F.13.7.6 Policy SMI2 will assess development proposals in terms of *"harm to water quality and resources and flood risk management"*. This will be likely to help ensure development proposals under this policy do not exacerbate local flood risk, and therefore, a negligible impact is identified (SA Objective 5).

F.14 Development Constraints and Industrial Legacy

F.14.1 Policy SCO1 – Hazardous installations and substances

Policy SCO1 – Hazardous installations and substances

1. The Council will seek the reduction or removal of the hazardous component of notified installations. Where any existing or proposed industrial development presents a significant potential hazard to the health and safety of employees, or to people living and working in the surrounding area, the Council will seek either a reduction in the risk or its elimination.
2. The Council will use its powers under the Planning (Hazardous Substances) Act 1990 (or any subsequent legislative powers that supersede this Act) to revoke or modify a hazardous substances consent where either the consent has not been relied upon for five years or where all potential claimants for compensation indicate that they will not seek compensation.
3. The Council will oppose the expansion of existing hazardous installations unless it can be demonstrated that consent will not:
 - a. increase the population at risk or the level of risk itself; or
 - b. adversely impact on the potential for development and / or redevelopment of adjoining land.
4. The Council will consult the Health and Safety Executive, the Environment Agency and other relevant bodies on all applications for hazardous substances consent and planning permission in the consultation zones around hazardous premises as may be notified from time to time to the Council by the Health and Safety Executive.
5. The Council will not grant either planning permission or hazardous substances consent for new development that when operational will:
 - a. result in a significant increase to the risk or consequences of a major incident; and / or
 - b. adversely impact on the potential for development / redevelopment of adjoining land.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCO1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

F.14.1.1 Policy SCO1 sets out criteria against which development proposals will be expected to comply regarding installations and substances that could be harmful to health, including those which are toxic, explosive, inflammable, highly reactive and hazardous. The policy will help to prevent development resulting in adverse impacts on human health, as the policy seeks to reduce or remove “*the hazardous component of notified installations*”. Overall, a negligible impact on health (SA Objective 12), as well as all other SA Objectives, will be expected.

F.14.2 Policy SCO2 – Pollution control

Policy SCO2 – Pollution control

1. Development proposals that are likely to cause or increase pollution or expose their occupants, users or adjacent residents to new or increased pollution will only be permitted where it can be demonstrated that sufficient mitigation measures are available and will be used to minimise harmful impacts to a level that protects the health and amenity of people and the environment. Measures that seek to eliminate existing pollution sources or reduce existing levels of pollution will be supported.
2. Development proposals must not, either individually or cumulatively, contribute to or produce poor air quality, odour nuisance and / or unacceptable levels of emissions from commercial and industrial premises that could cause detriment to local amenity. Proposals should be designed to reduce the exposure of occupants and users of the development to poor air quality and mitigate the effects of all relevant pollution sources⁸⁹. The Council will seek to improve air quality across the borough (Policy SHW3). Proposals that include measures to improve air quality will be supported.
3. Development proposals that incorporate artificial lighting must have regard to the siting, design and luminance of external lighting sources, and the relationship between light spill and the design of the scheme, to avoid adversely affecting local amenity and nature conservation⁹⁰. Measures should be employed to ensure external lighting is only used when required.
4. Development proposals must not give rise to noise and vibration at such levels that they are likely to adversely impact health and quality of life, both during the construction of development and following its completion.
5. Development proposals that are sensitive to noise should not be located within an area of existing high levels of noise unless it has been demonstrated that noise impacts can be satisfactorily mitigated by the design and layout of the scheme, and / or the incorporation of insulation, including acoustic glazing.
6. The 'agent of change' principle set out in the National Planning Policy Framework will be applied when determining applications for planning permission.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCO2	0	0	0	0	0	0	+	0	0	0	0	0	0	0

F.14.2.1 Policy SCO2 sets out criteria by which development proposals will be expected to comply regarding air, noise and light pollution. This will help to prevent development resulting in adverse impacts on human health and biodiversity, including inappropriate noise and light pollution, resulting in a negligible impact on SA Objectives 3 and 12. The policy also requires new development to avoid exacerbating poor air quality and other pollutants,

⁸⁹ Further guidance in relation to air quality is provided by policy SHW3

⁹⁰ See also Policy SNE2

both individually and cumulatively, and states that “*proposals that include measures to improve air quality will be supported*”. Overall, a minor positive impact on pollution could be achieved (SA Objective 7), however the policy will benefit from stronger wording to seek an improvement in air quality and remediation of other pollutants.

F.14.3 Policy SCO3 – Land contamination and instability

Policy SCO3 – Land contamination and instability

1. Planning permission will be granted for development on:
 - a. land that is unstable;
 - b. land that is contaminated or suspected of being contaminated due to its historic use or geology; or
 - c. land that will potentially become contaminated as a result of the development;
 subject to the submission of satisfactory information relating to ground conditions and the presence of ground gas, and full details of the assessment and remedial measures that will be used to deal with instability and contaminants.
2. The assessment must demonstrate that:
 - a) there will be no significant harm, or any risk of significant harm, to the health and wellbeing of people and the environment;
 - b) there will be no current likelihood, or future risk, that watercourses and groundwater will become contaminated; and
 - c) any necessary remedial action is undertaken to safeguard users of the land or neighbouring land both during the construction of development and following occupation.
3. The Council will support the reclamation and remediation of derelict, despoiled, degraded and contaminated land as part of the ongoing regeneration of the borough.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SCO3	0	+	0	0	0	+	0	0	0	0	0	0	0	0

F.14.3.1 The aim of Policy SCO3 is to ensure any development on unstable or contaminated land is structurally sound and poses no danger to human health. SMBC will support the reuse of degraded landscapes and regeneration of the borough, including “*derelict, despoiled, degraded or contaminated land*”, therefore having a minor positive impact on landscape and natural resources (SA Objectives 2 and 6).

F.14.3.2 By seeking to avoid harm to health and wellbeing of people and the environment, including the water environment, the policy will be likely to result in negligible impacts on pollution and health (SA Objectives 7 and 12).

F.15 Development Management

F.15.1 Policy SDM1 – Design quality

Policy SDM1 – Design quality

1. Developments must be designed to high standards and should create a strong sense of place and reflect Sandwell’s unique character. They must address as appropriate:
 - a) the topography, townscapes and landscapes of Sandwell;
 - b) the need to maintain strategic gaps and views, including to and from the Rowley Hills;
 - c) the built and natural settings of development;
 - d) the need to ensure that domestic extensions should generally be subservient and proportionate to the existing dwelling and should be in keeping with their surroundings by virtue of their scale, architecture and materials.
 - e) the treatment of ‘gateway’ opportunities where they occur in key locations;
 - f) Sandwell’s industrial and domestic architecture;
 - g) the need to ensure development has no harmful impacts on key environmental and heritage assets, townscapes and locations and that wherever possible it contributes to the conservation and enhancement of environmental and heritage assets and their settings;
 - h) the presence of canals in Sandwell’s urban environments and the opportunities they offer for design, accessibility, the environment and technology (Policy SNE6);
 - i) the matter of land instability where this is an issue in relation to specific development proposals.
 - j) the need to mitigate and adapt to the impacts of climate change in accordance with the relevant policies in the plan.
2. Development proposals must demonstrate that the following have been addressed in design and access statements that reflect their Sandwell-specific context:
 - a) the ten characteristics of the National Design Guide⁹¹, to provide a high-quality network of streets, buildings and spaces;
 - b) the principles of Manual for Streets⁹², to ensure urban streets and spaces provide a high-quality public realm and an attractive, safe and permeable movement network;
 - c) use of the Building for a Healthy Life⁹³ criteria (or subsequent iterations) and compliance with Sandwell’s Design Code⁹⁴, masterplans and guidance for new housing developments, to achieve high design standards, good place-making and sustainable development;
 - d) compliance with crime prevention measures, such as Secured by Design and / or Park Mark principles;

⁹¹ <https://www.gov.uk/government/publications/national-design-guide>

⁹² Current and future iterations - <https://www.ciht.org.uk/knowledge-resource-centre/resources/revising-manual-for-streets/>

⁹³ <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

⁹⁴ See Policy SDS5 for more details on the Design Code and its proposed use. Until it is adopted, the extant Residential Design Guide Supplementary Planning Document can continue to be used.

Policy SDM1 – Design quality

- e) the agent of change⁹⁵ principle, in relation to existing uses adjacent to proposed development sites.
3. Major development proposals should contribute to the greening of Sandwell by:
 - a) including urban greening⁹⁶ as a fundamental element of site and building design;
 - b) incorporating measures such as high-quality landscaping and tree planting⁹⁷, other soft landscaping, green roofs, green walls and sustainable drainage and conserving existing green spaces and natural resources;
 - c) optimising the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space and shading.
 4. Development must not cause an adverse impact on the living environment of occupiers of existing residential properties, or unacceptable living conditions for future occupiers of new residential properties, in terms of:
 - a) privacy and overlooking;
 - b) access to sunlight and daylight;
 - c) artificial lighting;
 - d) vibration;
 - e) dust and fumes;
 - f) smell;
 - g) noise;
 - h) crime and safety; and / or
 - i) wind, where the proposals involve the development of tall buildings.
 5. To improve the quality and perception of the public realm in Sandwell, the Council will encourage the promotion of public art, subject to appropriate public consultation and in accordance with other relevant policies. Where new development changes or creates public spaces, the Council will welcome the provision of public art as part of the proposal.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDM1	+	+	+	+	+	0	+	0	+	0	+	+	0	0

⁹⁵ Paragraph 187 of the NPPF (2023) states that both planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (e.g. places of worship, pubs, music venues and sports clubs). Unreasonable restrictions should not be placed on existing businesses because of development permitted after they were established.

⁹⁶ E.g., landscaping, provision of formal / informal open space, habitat creation and improvement, tree planting, certain forms of infrastructure such as types of SuDS etc. in urban locations.

⁹⁷ Including street trees where appropriate and in accordance with other policies of the SLP.

- F.15.1.1 Policy SDM1 sets out design requirements to ensure that developments *"create a strong sense of place and reflect Sandwell's unique character"*. The policy also refers to a range of guidance documents that must be adhered to, including the National Design Guide, Manual for Streets and Building for a Healthy Life, as well as considering local guidance and design codes for Sandwell. Good design can enhance the quality of life for residents, strengthen the sense of place, improve the attractiveness of a location and create safer places to live and work.
- F.15.1.2 Development under Policy SDM1 must ensure that the design of the development is *"in keeping with their surroundings by virtue of their scale, architecture and materials"* and conserves important views and other locally distinctive features. Additionally, the policy states that development should ensure it has *"no harmful impacts on key environmental and heritage assets, townscapes and locations"* and *"wherever possible it contributes to the conservation and enhancement of environmental and historic assets and their settings"*. The policy will therefore be expected to have a minor positive impact on the landscape and cultural heritage (SA Objectives 1 and 2).
- F.15.1.3 The policy includes measures that promote the 'greening' of Sandwell. The policy states that major development proposals within Sandwell should include *"high-quality landscaping and tree planting, other soft landscaping, green roofs, green walls and sustainable drainage and conserving existing green spaces and natural resources"*. Optimising multi-functional GI will help to support wildlife networks and opportunities for habitat creation amongst the urban areas. Additionally, greening and GI could also increase cooling, filtration of pollutants and reduce surface water-run off rates. The policy will therefore be expected to have a minor positive impact on biodiversity, climate change mitigation, climate change adaptation and pollution (SA Objectives 3, 4, 5, and 7).
- F.15.1.4 The policy identifies the importance of accessibility within the borough and states that the design of urban streets and spaces should provide a *"high-quality public realm and an attractive, safe and permeable movement network"*. The measures to increase accessibility will be expected to enable the use of public transport within the borough and encourage active travel. The policy also includes measures to ensure development proposals should not cause adverse impacts on the safety and privacy of residents, and will be likely to contribute towards a reduction in crime and the fear of crime, helping to create safe and cohesive communities. The policy will therefore be expected to have a minor positive impact on transport, accessibility, equality and public safety (SA Objectives 9, 11 and 12).

F.15.2 Policy SDM2 – Development and design standards

Policy SDM2 – Development and design standards

Nationally Described Space Standards

Policy SDM2 – Development and design standards

1. New residential development (including the conversion of buildings) will be required to meet the Nationally Described Space Standards (NDSS)⁹⁸, except where it can be clearly evidenced that the implementation of the NDSS would cause harm to the significance of a heritage asset⁹⁹.
2. Where NDSS are not used, development¹⁰⁰ should reflect National Design Guide principle H1¹⁰¹ in delivering functional, healthy and sustainable homes and buildings, particularly in relation to creating healthy, comfortable and safe internal and external environments.

Water efficiency in new dwellings

3. New residential development (including conversions from non-residential properties) and houses in multiple occupation will be required to meet the lower water efficiency standard of 110 litres per person per day, as set out in Part G2 of current Building Regulations or as identified in any successor legislation.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDM2	0	0	0	0	0	+	0	0	0	0	0	+	0	0

F.15.2.1 Policy SDM2 sets out the requirements of development proposals to incorporate specific design standards that are nationally recognised. The Nationally Described Space Standards¹⁰² help to ensure that all development satisfies the requirement for internal space, in particular, ensuring more affordable homes still provide residents with enough internal space. In general, the greater the internal space within a property, the better the standard of living for residents. Therefore, a minor positive impact on health and wellbeing is identified (SA Objective 12).

F.15.2.2 The policy requires residential development to be in keeping with the optional water efficiency standards from Part G2 of the current Building Regulations, where residents are to have an average water usage of 110 litres per person per day. The policy will be expected to have a minor positive impact on water resources (SA Objective 6).

⁹⁸ <https://www.gov.uk/guidance/housing-optional-technical-standards#internal-space-standards>

⁹⁹ More specialised types of housing provision will be required to meet the relevant space standards for their typology

¹⁰⁰ Excluding prior notification / permitted development where new dwellings are being created – NDSS will apply in all such cases

¹⁰¹ Or any succeeding guidance or legislation on design standards.

¹⁰² MHCLG (2015) Technical housing standards – nationally described space standards. Available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf [Date accessed: 29/04/24]

F.15.3 Policy SDM3 – Tall buildings and gateway sites

Policy SDM3 – Tall buildings and gateway sites

Tall buildings

1. The proposed heights for buildings should reflect other design and policy requirements, including the need to have regard to the existing or emerging character and context of the area.
2. The height and location of tall buildings in relation to other existing and proposed buildings / structures should be clearly identified in masterplans and / or design and access statements, which should also set out a clear rationale for the development of tall buildings.
3. Landscape and Visual Impact Assessments will be necessary to enable the visual impact of tall buildings to be assessed from near and distant viewpoints. Accurate visual representations of the submitted scheme should be provided from key viewpoints agreed with Sandwell Council. Information on local microclimate impacts should also be submitted, as a separate assessment or as part of the Design and Access Statement.
4. For development proposals that include taller buildings, applicants must demonstrate that consideration has been given to alternative design options that explore whether similar densities can be achieved using more traditional and human- scaled typologies including terraced housing, maisonettes, and courtyard apartments.
5. The planning application and its supporting information must demonstrate that:
 - a) there is sufficient access to public transport for occupants / users of the building;
 - b) there is access to local services and facilities, depending on the number and type of residents expected;
 - c) the proposal will not have an unacceptable adverse impact on local character, and / or heritage assets, including the canal network;
 - d) the design considers topography;
 - e) the proposal will not create unacceptable adverse environmental impacts, including flood risk, creation of a wind tunnel, loss or lack of daylight / sunlight;
 - f) the design is of high architectural quality; and
 - g) the proposal will integrate into its surroundings at all levels, particularly at street level and skyline.

Gateway Sites

6. When assessing proposals and applications for planning permission on gateway sites¹⁰³ the Council will apply the following principles:
 - a) Key landmark buildings, structures and features will be preserved and improved;
 - b) The topography of the area will be emphasised in the design and location of new buildings or features;
 - c) New development should be of architectural merit and use high-grade materials.
 - d) Proposals should include hard and soft landscaping, including trees, water and public art;
 - e) Where possible and appropriate, redundant street furniture, associated clutter and advertisements should be removed.

¹⁰³ Sites and other development opportunities that stand at major road- or rail-linked points of access into Sandwell, or on the outskirts of West Bromwich and other main town centres.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDM3	0	+	0	+	0	+	0	0	+	0	0	0	0	0

F.15.3.1 Policy SDM3 sets out the requirements for development proposals regarding tall buildings and gateway sites, specifically the design and location of proposals.

F.15.3.2 The development of tall buildings can significantly alter the image, character and identity of towns and cities¹⁰⁴. In appropriate locations the development of tall buildings can have a positive contribution to the urban landscape; however, if not in the right place, by virtue of the size of the building, taller developments could potentially harm key aspects of the landscape and historic environment that are valued.

F.15.3.3 The policy states that when assessing gateway site applications, the consideration of how “*key landmark buildings, structures and features will be preserved and improved*” will be applied. Tall buildings likewise will also be required to “*have regard to the existing or emerging character and context of the area*”. Through careful design, and ensuring designs are informed by a Landscape and Visual Impact Assessment (LVIA)/Landscape Visual Appraisal (LVA), the policy could potentially have a minor positive impact on the safeguarding and enhancement of the local character (SA Objective 2) and a negligible impact on cultural heritage through ensuring “*the proposal will not have an unacceptable adverse impact on local character, and / or heritage assets*” (SA Objective 1).

F.15.3.4 Proposals for the development of tall buildings must demonstrate “*sufficient access to public transport for occupants / users of the building*” and “*access to local services and facilities*”. The policy will provide access to public transport networks and encourage their usage by residents, this could also reduce the reliance on private car use by residents and reduce congestion in the area. The policy will therefore be expected to have a minor positive impact on climate change mitigation and transport (SA Objective 4 and 9).

F.15.3.5 Supporting tall buildings will lead to higher density development, reducing overall land take and making efficient use of land. As such, a minor positive impact on natural resources is identified (SA Objective 6).

F.15.4 Policy SDM4 – Advertisements

Policy SDM4 – Advertisements

1. Proposals for advertisements will not be given consent where they would have an unacceptable impact on amenity or public safety.
2. An advertisement will be considered to have an unacceptable impact on amenity where it would:

¹⁰⁴ Historic England (2015) Tall Buildings: Historic England Advice Note 4. Available at: <https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/> [Date accessed: 29/04/24]

Policy SDM4 – Advertisements

- a) create or reinforce a negative visual impact in its immediate neighbourhood;
 - b) detract from the character or setting of any feature of historic, architectural or cultural interest;
 - c) generate a negative impact on the living conditions of nearby residents by reason of its siting or illumination.
3. Advertisement proposals of all types will be considered harmful to public and road safety where they would:
- a) obscure views into an area, reducing natural surveillance;
 - b) create an unwelcoming sense of enclosure;
 - c) obscure safety cameras;
 - d) unsafely reduce natural or street lighting;
 - e) create visual distraction that would be harmful to the attention of drivers or the ready interpretation of road signs, traffic signals and / or visibility at junctions (see parts 6 – 8 below for details).

Poster Panels and Hoardings

- 4. Applications for poster panels will be considered in light of local amenity and public safety. Regard should be given to the scale of buildings and the character of the location in which they are to be sited, together with any potential impact on highway safety.
- 5. In general, advertisement hoardings will not be appropriate in wholly residential areas. Poster advertising may be appropriate in predominantly shopping and business parts of Conservation Areas and Areas of Townscape Value, though care will be needed in how they are accommodated.

Illuminated and Moving Advertisements

- 6. The intensity of the illumination of an advertising unit and display should be set at a suitable level of luminance at night for its size and location and the panel must be fitted with a light sensor designed to adjust the brightness when changes in ambient light levels occur.
- 7. For moving / electronic advertising, the minimum display time for each advertisement shall be 10 seconds. There must be no moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs of any kind before, during or after the display of any advertisement.
- 8. The interval between the display of each moving advertisement shall be 0.1 seconds or less and the complete display screen shall change without visual effects (including fading, swiping or other animated transition methods) between each advertisement.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDM4	0	+	0	0	0	0	0	0	0	0	0	0	0	0

F.15.4.1 Policy SDM4 sets out the requirements for the appropriate design and location of advertisements to prevent adverse impacts on the surrounding landscape and health and safety of local residents.

- F.15.4.2 The policy states that advertisements will need to have regard to the “*scale of the buildings and the character of the location in which they are to be sited*”. The policy will be likely to have a minor positive impact on the protection of the local landscape character and conserving local identity (SA Objective 2).
- F.15.4.3 Advertisement proposals will be considered in regard to “*local amenity and public safety*” and includes measures that prevent impacts on highway safety. The policy will therefore be expected to have a negligible impact on the health and safety of residents within the borough (SA Objective 12).
- F.15.4.4 The policy states that advertisement proposals that “*detract from the character or setting of any feature of historic, architectural or cultural interest*” will be unacceptable. These measures will be expected to have a negligible impact on cultural heritage, by seeking to reduce potential for harm to heritage assets (SA Objective 1).

F.15.5 Policy SDM5 – Shop fronts and roller shutters

Policy SDM5 – Shop fronts and roller shutters

Roller Shutters

1. Planning permission is required for the installation of all permanent roller shutters. All applications for the installation of roller shutters will be assessed using the following criteria:
 - a) encouragement will be given to the integration of roller shutters as part of development proposals for new shop fronts, through the planning application process and pre-application discussion.
 - b) the applicant must satisfy the local planning authority that the type of security shutter they are proposing is the most appropriate.
 - c) roller shutters should, wherever possible, not project across the pilasters of the shop front, or obscure any architectural detail. The submitted plans should indicate this.
 - d) roller shutter boxes should, wherever possible, be hidden within the structure of the building or behind shop fascias, so as not to affect the character and architecture of the building.
 - e) metal roller shutters should be perforated and be colour powder coated or painted
 - f) details of materials should be submitted with the planning application.
 - g) no more than 50% of the shutters should be solid.
 - h) roller shutters that are totally solid will not be acceptable.

Shop Front Design

2. All planning applications for the installation of shop fronts will be assessed against the following criteria:
 - a) all shop fronts should be designed to fit in with the scale and architectural character of the building in which they are to be contained.
 - b) all shop fronts should remain within their existing structural openings and be fully framed with fascia signs. Shop fronts and fascias must also be recessed behind pilasters.
 - c) adjacent shop fronts should be separated by a pilaster, matching the building; original pilasters should be retained where they exist.
 - d) original features, such as iron columns, ornamental brackets or carved stonework, should be preserved or restored.
 - e) canopies should be retractable and sited below the fascia.

Policy SDM5 – Shop fronts and roller shutters

- f) to ensure a high standard of shop front design, all applications for planning permission will require the submission of a detailed elevation of the proposed shop front in relation to the building within which it is to be contained, as well as adjacent shop fronts.
- g) retention of facades above shop fronts that are of good quality, or which have special, architectural or historic interest, should be encouraged.
- h) whilst the appearance of a building should not be compromised, consideration should be given to natural surveillance, safety and security when designing new shop fronts.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDM5	+	+	0	0	0	0	0	0	0	0	0	0	+	0

- F.15.5.1 Policy SDM5 provides requirements for planning proposals involving shop fronts and roller shutters in relation to their design, installation and location.
- F.15.5.2 Through supporting the safe operation of businesses and appropriate use of security fixtures, the policy could potentially lead to a minor positive impact on the local economy (SA Objective 13).
- F.15.5.3 Policy SDM5 requires the design of shop fronts to *"fit in with the scale and architectural character of the building in which they are to be contained"* and states that *"original features, such as iron columns, ornamental brackets or carved stonework, should be preserved or restored"*. Therefore, the policy will help to conserve, and potentially enhance, the character and appearance of buildings and historic features which could potentially lead to a minor positive impact on cultural heritage and landscape (SA Objectives 1 and 2).

F.15.6 Policy SDM6 – Hot food takeaways

Policy SDM6 – Hot food takeaways

Vitality and Viability

1. A percentage limit for the appropriate number of hot food takeaways in centres, including hot food takeaway permissions, and vacant units with a hot food takeaway as their lawful use (strategic, town, district and local) is as follows:
 - a) In centres with 40 units or more – no more than 7% of frontages should be occupied by hot food takeaways.
 - b) In centres with less than 40 units – no more than 12% of the frontages should be occupied by hot food takeaways.

Clustering of hot food takeaways in centres.

Policy SDM6 – Hot food takeaways

2. No more than two hot food takeaway outlets should be located next to each other. Any application for a further hot food takeaway use that would exceed this limit will not be permitted.
3. Where two hot food takeaways are located next to each other, they should be separated by at least two non- hot food takeaway units from any similar uses.

Exclusion zones

4. An exclusion zone will be implemented near to secondary schools and higher education establishments; no new hot food takeaway developments will be permitted where they are within 400 metres of a secondary school or college site (as measured in a direct line from the school entrance(s) used by pupils / students).

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDM6	0	0	0	0	0	0	0	0	0	0	+	+	0	0

F.15.6.1 Policy SDM6 aims to counteract the over-concentration of hot food takeaways and provide a healthy balance of food choices across the borough. In addition to limits on the number of hot food takeaways within centres, an exclusion zone is implemented under the policy to place hot food takeaways away from secondary schools and higher education establishments. The policy states that hot food takeaway developments will not be permitted *"where they are within 400 metres of a secondary school or college site"*.

F.15.6.2 Reducing access to hot food takeaways can help to promote healthier food choices and reduce inequalities for those living in areas that would otherwise be located in areas densely populated by unhealthy food choices. By ensuring takeaway vendors are situated a suitable distance from schools, this could also help to encourage healthier choices for children and combat childhood obesity issues. Therefore, the policy can be expected to have a minor positive impact on equality and health (SA Objective 11 and 12).

F.15.7 Policy SDM7 – Management of hot food takeaways

Policy SDM7 – Management of hot food takeaways

Measures to protect the amenity of surrounding residential occupiers:

1. No new hot food takeaways will be permitted where they are directly adjacent to residential property at ground floor level. This does not apply to first / second floor flats above or diagonally above a proposed hot food takeaway.
2. Where there is an existing residential unit above a hot food takeaway, which is not connected with its operation, private residential amenity should not be prejudiced. Specific care will need to be given to odour extraction, noise insulation, private accessibility and public convenience. Appropriate mitigation

Policy SDM7 – Management of hot food takeaways

measures will include control over hours of opening hours. Where appropriate provisions cannot be included then such uses will not be supported, even within designated centres.

Local environmental issues

3. All hot food takeaways will require appropriate fume extraction equipment to be installed, retained and maintained to reduce / remove potential nuisance from odours. Extraction systems should be effective in dispersing odours from hot food takeaways, whilst satisfying the council’s design policies, especially in areas of historic character. Such systems should be insulated to a level sufficient to prevent any noise they make from creating adverse impacts for adjacent residents.

Disposal of waste products and litter

4. Appropriate fat traps / interceptors must be installed on sinks and drains to prevent fats from reaching the wastewater system, to avoid blockages and the subsequent flooding of property.
5. Appropriate storage areas must be specified for food waste bins and packaging waste and be included in any new proposal.
6. The bins to be provided must be a suitable size and should be stored in a location that will not cause a nuisance to neighbouring residential or commercial properties, including regarding odours and accessibility.
7. Commercial bin stores must be contained within the site. Where this is not possible, secure storage structures should be provided, designed to prevent vermin infestation and reduce odours.

Management of Associated Impacts

8. Proposals for new hot food takeaways will only be granted permission subject to stringent planning conditions, to address matters such as (but not limited to):
 - a) opening hours;
 - b) parking restrictions;
 - c) highway safety;
 - d) where it is necessary, the installation of or contributions towards monitoring technology such as CCTV.

In some cases, they may be limited to a personal permission and / or a temporary consent.

9. In determining any planning applications for hot food takeaways, the Council will consider any issues concerning community safety, crime, and disorder and will, where necessary, seek advice from the police and other safety organisations.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDM7	0	0	0	0	0	0	0	+	0	0	0	0	+	0

F.15.7.1 Policy SDM7 sets out the requirements for the management of hot food takeaways in relation to the issues that could arise on residents, the environment and waste.

- F.15.7.2 Strict regulation on "*odour extraction, opening hours, parking restrictions and safety measures*" as well as crime prevention outlined within the policy will help to avoid adverse impacts on pollution, transport, equality and health, resulting in negligible effects overall for SA Objectives 7, 9, 11 and 12.
- F.15.7.3 By ensuring appropriate drainage systems, food storage and waste disposal units are in place, a minor positive impact on waste could be expected (SA Objective 8).
- F.15.7.4 Allowing new hot food takeaways in the area which comply with the regulations set out in Policy SDM7 could potentially create more jobs, which will have a minor positive impact on the economy (SA Objective 13).

F.15.8 Policy SDM8 – Gambling activities and alternative financial services

Policy SDM8 – Gambling activities and alternative financial services

1. Planning permission for a payday loan shop, pawnbrokers', amusement arcade or betting shop within a retail centre will not be granted if to do so would cause an unacceptable grouping of uses that would have a negative impact on the character and vitality of the centre.
2. A negative impact on the character of the centre is likely to occur when the following thresholds¹⁰⁵ are exceeded:
 - a) Within a town centre: more than 5% of the number of ground floor units being in a gambling or arcade use.
 - b) Within a district or local centre, or local shopping centre / parade: more than 10% of the number of ground floor units being a gambling or arcade use.
 - c) In all locations: two or more uses immediately adjacent to each other.
 - d) In all locations: less than two units in other uses between gambling or arcade uses.
3. In calculating the existing or proposed percentage of units, payday loan shops, pawnbrokers, betting shops and arcade uses will be counted together.
4. When applying the thresholds set out above:
 - a. only ground floor units will be counted; and
 - b. when rounding percentages, they will be rounded down.
5. Proposals will be considered against the potential detrimental impact on the amenity of neighbouring uses, through increased noise and disturbance. They will also be required to provide an active frontage, through a permanent shop front and window display.
6. In determining any planning application for all pay day loan shops, pawnbrokers, and gambling uses the Council will consider any issues concerning community safety, crime, and disorder and will, where necessary, seek advice from the police and other safety organisations.

¹⁰⁵ Taken from the Knowsley Town Centre Uses SPD 2022

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDM8	0	0	0	0	0	0	0	0	0	0	0	0	+/-	0

F.15.8.1 An increase in gambling or other financial services has the potential to increase noise pollution, anti-social behaviour and encourage unhealthy mental and physical habits. Policy SDM8 aims to prevent “*issues concerning community safety, crime, and disorder*” during the assessment of planning applications. Overall, Policy SDM8 will likely have a negligible impact on pollution, equality, and health (SA Objectives 7, 11 and 12).

F.15.8.2 The impact on the economy (SA Objective 13) is uncertain. Although an increase in gambling activities and financial services could provide employment opportunities and positively impact the local economy, there is potential for residents to acquire unhealthy habits which may cause them to lose their jobs or deter them from seeking employment.

F.15.9 Policy SDM9 – Community facilities

Policy SDM9 – Community facilities

1. In considering proposals for new community facilities, examples of which include but are not limited to:
 - banqueting suites and entertainment venues;
 - places of worship and / or religious instruction;
 - leisure and recreational activities;
 - larger-scale non-employment uses e.g., nurseries, wholesale catering, animal day care;
 - community centres;
 or the conversion or extension of existing community facilities, the following criteria will be considered:
 - a. Any proposal for a community facility or use that involves the loss of premises and sites identified as falling within either strategic or local employment areas¹⁰⁶ will be refused.
 - b. Proposals for new community facilities on land or premises identified under Policy SEC4, which are either currently or formerly in employment use, will be resisted; applicants wishing to reuse such buildings or sites will need to meet the criteria set out in that policy and be able to demonstrate why the site is no longer suitable for employment use now or in the future.
 - c. Encouragement will be given to locating community facilities and uses on sites with main road frontages at the fringes of commercial areas, and particularly in town, district or local centres.
 - d. If the building(s) to be used shares a party wall with any sensitive use (particularly residential) it is unlikely that planning permission will be granted. Exceptions to this are likely to occur only when there is clear evidence submitted to the Council that the use will not adversely affect the occupiers of adjoining properties.

¹⁰⁶ Policies SEC2 and SEC3

Policy SDM9 – Community facilities

2. Where noise from the proposed new activities is likely to affect neighbouring properties, consideration will be given to attaching conditions to any planning permission granted, which would reduce or eliminate such problems. These may include:
 - a. installation and retention of suitable sound insulation;
 - b. restricting the use of parts of the building, or the type of uses proposed;
 - c. restricting the hours of use of all or parts of the building.
3. Consideration will be given to the need for the provision of car parking in association with the development. This will include an assessment of:
 - a. the proximity and availability of public transport facilities;
 - b. whether most people walk to a place of worship or religious instruction;
 - c. the use of the centre for wider community purposes and for special events drawing large numbers of participants;
 - d. the availability of other car parking in the vicinity;
 - e. the adverse effects of on-street parking on adjacent occupiers, the environment of the neighbourhood, and whether it would create potential hazards to pedestrians and other road users.
4. Consideration may also be given to the granting of planning permission for a limited period where concerns relating to an application are insufficient to warrant refusal.
5. The provision of additional community facilities¹⁰⁷ will be encouraged, including those serving cultural and other social needs.
6. Any proposal that would result in the loss of a public house, social / community club or similar use will be resisted unless there is an alternative venue that can meet similar needs within walking distance, or evidence is provided that the venue is no longer economically viable. This requirement applies equally to community venues that are currently open or that have been closed within the past five years.
7. As part of the design of new community developments likely to attract large numbers of people, or the change of use of existing premises to accommodate community-related activity, the promoters of the scheme should undertake an assessment to demonstrate and document how potential security and crime-related vulnerabilities have been identified, assessed and where necessary, addressed in a manner that is appropriate and proportionate.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDM9	0	0	0	0	0	0	0	0	0	0	+	+	0	0

¹⁰⁷ As identified in the NPPF (December 2023), paragraph 97a (local shops, meeting places, sports venues, open space, cultural buildings, public houses, and places of worship)

- F.15.9.1 Policy SDM9 sets out support for new community facilities within centres, provided a set of criteria are met.
- F.15.9.2 The policy will be likely to ensure that any new community facilities have a negligible impact on pollution by requiring suitable sound insulation to be installed and “*restricting the hours of use of all or parts of the building*”.
- F.15.9.3 Policy SDM9 seeks to ensure any new community facilities are in easy to access areas, noting “*sites with main road frontages at the fringes of commercial areas, and particularly in town, district or local centres*” as suitable locations. Policy SDM9 also considers how people are likely to commute to such facilities, the availability of public transport, and the availability of, and adverse effects on, car parking. Therefore, a negligible impact will be expected on pollution and transport (SA Objectives 7 and 9).
- F.15.9.4 New community facilities will provide a safe space for residents of Sandwell and encourage social activities. This should encourage comradery amongst residents and provide activities to help entertain younger people. The policy will also ensure that any security and crime issues associated with new community developments are identified and addressed. This has the potential to reduce crime and social deprivation and to have a minor positive impact on equality (SA Objective 11). Community facilities may also be used for leisure and recreational activities, some of which are likely to have a minor positive impact on physical health (SA Objective 12).

F.15.10 Policy SDM10 – Telecommunications

Policy SDM10 – Telecommunications

1. In considering proposals for telecommunication development for which planning permission is required, or to which the prior approval procedure is applicable, the following criteria will apply:
 - a. the siting and external appearance of apparatus including any location or landscaping requirements have been designed to minimise the impact of such apparatus on amenity, while respecting operational efficiency.
 - b. antennae have, so far as is practicable, been sited either to minimise the effect on, or to complement or beneficially add to the external appearance of the building on which they are installed.
 - c. applicants must demonstrate that they have explored all possibilities for sharing masts, or for siting masts on existing buildings or structures;
 - d. the development would not impact on scheduled highway improvement works.
2. Microcell installations will be expected where agreements exist with the relevant highway authority to utilise existing street furniture, not add to the clutter of the street scene, impede pedestrian flows or contribute to highway safety issues.
3. The use of Article 4 directions removing permitted development rights for telecommunication development will be considered where there is a serious risk to amenity.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Policy Ref	Cultural Heritage	Landscape	Biodiversity	CC Mitigation	CC Adaptation	Natural Resources	Pollution	Waste	Transport	Housing	Equality	Health	Economy	Education
SDM10	0	0	0	0	0	0	0	0	0	0	0	0	+	0

F.15.10.1 Policy SDM10 supports the provision of telecommunications infrastructure, where this will not impede on highways or the street scene. The policy seeks to ensure that the location and appearance of telecommunications infrastructure avoids or reduces harm to amenity, which will be expected to result in an overall negligible impact on the landscape.

F.15.10.2 Increased telecommunications coverage may help to improve digital connectivity and information sharing, potentially resulting in a minor positive impact on local businesses and opportunities for home working (SA Objective 13).

Appendix G: Pre and Post Mitigation Assessments of All Reasonable Alternative Sites

Appendix G Contents

G.1	Introduction	G1
G.1.1	Preface.....	G1
G.2	Pre-mitigation assessment	G2
G.2.1	Introduction.....	G2
G.3	Mitigating effects of Local Plan policies.....	G6
G.3.1	Introduction.....	G6
G.4	Post mitigation site assessments	G22
G.4.1	Overview	G22

Tables

Table G.2.1:	Impact matrix of all reasonable alternative site assessments pre-mitigation	G3
Table G.3.1:	Identified adverse effects and policy mitigation for SA1: Cultural Heritage.....	G7
Table G.3.2:	Identified adverse effects and policy mitigation for SA2: Landscape.....	G8
Table G.3.3:	Identified adverse effects and policy mitigation for SA3: Biodiversity, Flora, Fauna and Geodiversity	G9
Table G.3.4:	Identified adverse effects and policy mitigation for SA4: Climate change mitigation.....	G10
Table G.3.5:	Identified adverse effects and policy mitigation for SA5: Climate change adaptation.....	G11
Table G.3.6:	Identified adverse effects and policy mitigation for SA6: Natural resources.....	G12
Table G.3.7:	Identified adverse effects and policy mitigation for SA7: Pollution.....	G13
Table G.3.8:	Identified adverse effects and policy mitigation for SA8: Waste	G15
Table G.3.9:	Identified adverse effects and policy mitigation for SA9: Transport and accessibility	G16
Table G.3.10:	Identified adverse effects and policy mitigation for SA11: Equality	G18
Table G.3.11:	Identified adverse effects and policy mitigation for SA12: Health	G19
Table G.3.12:	Identified adverse effects and policy mitigation for SA13: Economy	G20
Table G.3.13:	Identified adverse effects and policy mitigation for SA14: Education, skills and training	G21
Table G.4.1:	Impact matrix of all reasonable alternative site assessments post-mitigation	G22

G.1 Introduction

G.1.1 Preface

- G.1.1.1 The process which has been used to appraise reasonable alternative sites is sequenced through two stages. Firstly, sites are assessed in terms of impacts on the baseline without consideration of mitigation. Secondly, the appraisal findings are further assessed in light of any relevant mitigation that is available through emerging Sandwell Local Plan (SLP) policies.
- G.1.1.2 The pre-mitigation assessment provides a baseline assessment of each site and identifies any local constraints. The pre-mitigation assessment does not consider mitigating factors such as Local Plan policy. The purpose of this stage is to identify the impacts that would need to be overcome for development to optimise sustainability performance.
- G.1.1.3 The post-mitigation assessment considers how mitigating factors, including Local Plan policy and other guidance, will help to avoid or reduce the impacts that were identified at the pre-mitigation stage.
- G.1.1.4 It is important to demonstrate the amount of mitigation that may be required to ensure a site can optimise sustainability performance. The level of intervention that may be required to facilitate effective mitigation varies and can help determine the eventual choice of preferred option in the plan. Sites which require low levels of intervention are likely to be preferable to sites that require complex and potentially unviable strategies.
- G.1.1.5 **Chapter G.2** sets out the pre-mitigation impacts of all reasonable alternative sites considered throughout the SA process alongside the SLP preparation, and **Chapter G.3** provides detail on the mitigation within the SLP, and the post-mitigation impacts for these reasonable alternative sites.

G.2 Pre-mitigation assessment

G.2.1 Introduction

G.2.1.1 At the previous stage of plan making, a total of 120 reasonable alternative sites were identified by the Council and evaluated within the Regulation 18 (II) Sustainability Appraisal (SA) (2023)¹. Following the Regulation 18 consultation, an additional four reasonable alternative sites have been identified by the Council, and a further four sites have since been granted planning permission and have been removed as reasonable alternatives. A total of 120 reasonable alternative sites have therefore been presented as part of the Regulation 19 assessment, as follows:

- 81 residential-led sites;
- 28 employment-led sites;
- One Gypsy, Traveller and Travelling Showperson site;
- Eight sites for mixed use; and
- Two sites for multiple use.

G.2.1.2 These 120 reasonable alternative sites have been evaluated within the Regulation 19 SA pre-mitigation, and presented in full within **Appendix E**, with impacts discussed by receptor within each SA Objective.

G.2.1.3 **Table G.2.1** presents a summary of the pre-mitigation assessments for all 120 reasonable alternative sites considered at the Regulation 19 stage of the Local Plan, with impacts summarised per SA Objective, and supersedes the comparable table (Table 7.3) presented in the Regulation 18 (II) SA (2023).

¹ Lepus Consulting (2023) Sustainability Appraisal of the Sandwell Local Plan – Regulation 18: Draft Plan, October 2023.
Available at: <https://sandwell.oc2.uk/document/9> [Date accessed: 06/08/24]

Table G.2.1: Impact matrix of all reasonable alternative site assessments pre-mitigation

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Site ref	Cultural Heritage	Landscape	Biodiversity, Flora & Fauna	Climate Change Mitigation	Climate Change Adaptation	Natural Resources	Pollution	Waste	Transport & Accessibility	Housing	Equality	Health & Wellbeing	Economy	Education
SEC3-181	0	+/-	+/-	+/-	-	+	-	+/-	++	0	0	++	+/-	0
SEC4-1	-	+/-	+/-	+/-	--	-	-	+/-	++	0	-	-	+/-	0
SEC3-9	0	+/-	-	+/-	--	+	-	+/-	++	0	-	++	+/-	0
SEC3-99	-	+/-	-	+/-	-	+	-	+/-	++	0	0	++	+/-	0
SH1	0	+/-	+/-	0	+	+	-	0	++	+	0	-	++	-
SEC3-113	0	+/-	+/-	+/-	-	+	-	+/-	++	0	-	++	+/-	0
SEC3-46	0	+/-	-	+/-	--	-	-	+/-	-	0	0	-	+/-	0
SEC3-175	-	+/-	+/-	+/-	+	+	-	+/-	++	0	0	++	+/-	0
SEC3-36	0	+/-	-	+/-	-	+	-	+/-	++	0	0	++	+/-	0
SEC3-29	0	+/-	+/-	+/-	-	-	-	+/-	-	0	0	+	++	0
SEC3-148	-	+/-	+/-	+/-	--	+	-	+/-	++	0	0	++	+/-	0
SH2	0	+/-	+/-	0	--	-	-	0	-	+	-	++	++	++
SEC4-4	-	+/-	+/-	+/-	+	-	-	+/-	-	0	-	-	++	0
SEC3-191	0	+/-	+/-	+/-	--	-	-	+/-	++	0	-	++	+/-	0
SEC4-3	0	+/-	+/-	+/-	-	+	-	+/-	++	0	-	++	+/-	0
SEC3-133	0	+/-	-	+/-	-	-	-	+/-	++	0	-	-	+/-	0
SEC3-189	0	+/-	+/-	+/-	-	-	-	+/-	-	0	0	-	+/-	0
SEC3-22	0	+/-	-	+/-	-	-	-	+/-	++	0	0	-	+/-	0
SEC3-40	0	+/-	+/-	+/-	--	-	-	+/-	++	0	-	++	+/-	0
SEC1-4	0	+/-	-	+/-	--	-	-	+/-	++	0	0	++	++	0
SH3	-	+/-	+/-	0	--	+	-	0	++	+	0	++	-	++
SH4	0	+/-	+/-	0	+	-	-	0	++	+	0	++	-	-
SH5	-	+/-	-	0	--	-	-	0	++	+	-	++	-	++
SH6	0	+/-	+/-	-	-	-	--	-	++	++	-	++	--	++
SH7	--	+/-	-	0	-	-	-	0	++	+	0	++	++	-
SH8	0	+/-	+/-	0	+	+	-	0	++	+	0	++	-	-
SH9	0	+/-	-	0	-	-	-	0	+	+	-	-	++	++
SH62	-	+/-	+/-	0	-	+	-	0	++	+	-	++	++	++
SH10	-	+/-	+/-	0	+	-	-	0	++	+	-	++	++	++
SH11	0	+/-	+/-	0	-	-	--	0	++	++	0	++	-	++
35	0	+/-	+/-	-	-	+	--	-	-	++	0	++	-	++
36	0	+/-	+/-	0	-	-	-	0	++	+	-	++	-	++
38	-	+/-	+/-	0	+	+	-	0	++	+	-	++	++	++
40	0	+/-	+/-	0	-	+	-	0	++	+	0	++	-	++
42	-	+/-	+/-	0	-	-	-	0	++	+	0	++	-	++
43	-	+/-	+/-	0	+	-	-	0	++	+	0	++	++	-
44	0	+/-	+/-	0	-	-	-	0	++	+	0	-	++	++
45	0	+/-	+/-	0	+	-	-	0	-	+	0	++	-	++
46	-	+/-	+/-	0	+	+	-	0	++	+	0	++	-	++
SH13	0	+/-	-	0	-	+	-	0	++	++	0	++	-	-
SH14	--	+/-	+/-	0	--	+	-	0	++	+	-	++	--	-
SH15	0	+/-	+/-	0	-	+	-	0	++	+	0	++	-	-

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Site ref	Cultural Heritage	Landscape	Biodiversity, Flora & Fauna	Climate Change Mitigation	Climate Change Adaptation	Natural Resources	Pollution	Waste	Transport & Accessibility	Housing	Equality	Health & Wellbeing	Economy	Education
SEC3-79	0	+/-	-	+/-	-	+	-	+/-	++	0	0	-	+/-	0
SH16	-	+/-	-	-	--	-	--	-	++	++	0	++	--	-
SH17	0	+/-	-	0	-	+	-	0	-	+	0	-	-	-
SH18	0	+/-	-	-	--	-	--	-	-	++	0	-	++	-
SEC3-193	-	+/-	-	+/-	-	-	-	+/-	-	0	-	-	++	0
SH19	0	+/-	-	0	-	-	-	0	++	+	0	-	-	++
SH20	0	+/-	+/-	0	-	-	-	0	++	+	0	++	-	++
SH21	-	+/-	-	0	+	+	--	0	-	++	0	-	--	++
SH22	0	+/-	+/-	0	-	-	-	0	++	+	0	-	-	++
SH23	0	+/-	+/-	0	-	+	-	0	-	+	-	++	-	++
63	0	+/-	+/-	+/-	+	-	-	+/-	++	+/-	0	++	+/-	++
SH24	0	+/-	+/-	0	+	+	-	0	++	+	0	++	-	++
SH25	0	+/-	-	-	--	+	--	-	++	++	-	-	--	++
SH26	-	+/-	+/-	0	--	-	-	0	+	+	0	-	-	++
SH27	0	+/-	+/-	0	-	+	-	0	++	+	0	++	-	++
SH28	0	+/-	-	0	--	+	-	0	++	+	0	++	-	-
SH29	0	+/-	+/-	0	--	+	-	0	++	+	-	+	-	++
71	0	+/-	+/-	0	+	-	-	0	++	+	0	++	-	++
74	0	+/-	+/-	+/-	-	+	-	+/-	++	+/-	0	++	++	+/-
SH30	0	+/-	-	0	-	+	-	0	++	+	0	++	-	++
SH31	-	+/-	+/-	0	--	-	-	0	-	+	0	-	-	++
SH32	0	+/-	+/-	0	+	+	-	0	++	+	0	++	-	++
SH33	-	+/-	+/-	0	-	-	-	0	++	+	-	++	-	++
SH34	-	+/-	-	-	+	-	--	-	++	++	0	-	++	++
SH35	-	+/-	-	-	--	-	--	-	-	++	0	-	++	-
SH36	0	+/-	-	0	--	-	-	0	-	+	0	-	++	-
SH37	-	+/-	-	-	--	-	--	-	-	++	0	-	++	++
SEC3-66	--	+/-	-	+/-	-	-	--	+/-	-	0	-	-	+/-	0
SH38	-	+/-	+/-	0	--	+	-	0	-	+	0	-	-	++
SM1	--	+/-	+/-	-	-	+	--	-	++	++	-	++	+/-	++
SH40	0	+/-	+/-	0	--	+	-	0	++	+	0	-	-	++
SH41	--	+/-	-	-	--	-	--	-	++	++	-	++	--	++
SH42	0	+/-	+/-	0	-	+	-	0	-	+	0	+	++	++
SEC1-3	0	+/-	+/-	+/-	-	-	-	+/-	++	0	-	+	++	0
110	0	+/-	+/-	0	--	-	-	0	+	+	0	+	++	-
118	0	+/-	-	0	-	-	-	0	-	+	-	++	++	++
120	0	+/-	-	0	+	-	--	0	-	++	0	++	++	++
132	0	+/-	+/-	0	--	-	--	0	++	++	-	++	++	++
137	0	0	+/-	0	+	-	-	0	++	+	0	++	++	++
140	0	+/-	-	0	+	-	-	0	-	+	0	-	++	-
142	0	+/-	+/-	0	+	-	-	0	++	+	0	-	++	++
SH43	0	+/-	-	0	-	-	-	0	-	+	0	++	-	++
SH44	0	+/-	+/-	0	+	-	-	0	++	+	-	++	++	-

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Site ref	Cultural Heritage	Landscape	Biodiversity, Flora & Fauna	Climate Change Mitigation	Climate Change Adaptation	Natural Resources	Pollution	Waste	Transport & Accessibility	Housing	Equality	Health & Wellbeing	Economy	Education
SH47	0	+/-	+/-	0	--	-	-	0	++	+	0	++	++	++
SM3	-	+/-	+/-	-	-	+	--	-	++	++	0	++	+/-	++
SH49	0	+/-	+/-	0	--	+	-	0	++	+	0	++	++	++
SM4	0	+/-	+/-	0	--	+	-	0	++	+	0	++	+/-	++
SH50	0	+/-	+/-	0	+	+	--	0	++	++	0	++	-	++
SH51	-	+/-	+/-	0	-	-	-	0	++	+	0	-	++	++
SM5	--	+/-	+/-	0	+	-	-	0	++	+	0	++	+/-	++
SM6	-	+/-	+/-	-	-	+	--	-	++	++	-	++	+/-	++
SM7	-	+/-	+/-	-	--	+	--	-	++	++	-	++	+/-	++
SH52	0	+/-	+/-	0	+	-	-	0	++	+	-	++	-	++
SM8	0	+/-	+/-	-	-	+	--	-	++	++	-	++	+/-	++
SH53	0	+/-	+/-	0	-	+	--	-	-	+	-	-	-	++
SH54	-	+/-	+/-	0	--	-	--	0	-	++	-	-	-	++
SH55	-	+/-	+/-	-	--	-	--	-	-	++	-	-	--	++
SH56	0	+/-	+/-	0	+	+	-	0	-	+	-	-	-	++
SH57	0	+/-	+/-	0	--	+	-	0	-	+	-	-	--	++
SH58	-	+/-	+/-	-	-	-	--	-	-	++	-	-	--	++
SG1	0	+/-	+/-	+/-	--	-	-	+/-	-	+	0	-	++	++
188	0	+/-	+/-	0	+	-	-	0	++	+	-	++	++	++
189	0	+/-	+/-	0	+	-	-	0	-	+	0	-	++	++
SH59	0	+/-	-	0	--	-	-	0	++	+	0	-	++	++
191	0	+/-	+/-	0	-	-	-	0	++	+	-	-	++	++
SH61	0	+/-	+/-	0	--	+	-	0	-	+	-	-	-	++
SEC1-1	-	+/-	-	+/-	--	+	-	+/-	++	0	-	++	+/-	0
SEC1-8	0	+/-	+/-	+/-	+	-	-	+/-	++	0	0	++	++	0
SEC1-5	-	+/-	+/-	+/-	--	-	-	+/-	++	0	0	++	++	0
SEC1-6	-	+/-	+/-	+/-	--	+	-	+/-	-	0	0	++	++	0
SEC1-2	0	+/-	+/-	+/-	-	-	-	+/-	++	0	0	++	++	0
SEC1-7	0	+/-	-	+/-	--	-	-	+/-	-	0	0	-	+/-	0
SM2	0	+/-	+/-	-	--	-	--	-	++	++	0	-	++	-
SH45	0	+/-	+/-	0	--	-	-	0	++	+	0	++	++	++
SH63	0	+/-	+/-	0	-	-	-	0	++	+	0	-	-	++
SH65	-	+/-	+/-	0	+	+	-	0	++	+	0	++	-	++
SH64	0	+/-	+/-	0	+	+	-	0	++	+	-	-	-	++
SH66	-	+/-	+/-	0	+	+	-	0	++	+	0	++	-	++

G.3 Mitigating effects of SLP policies

G.3.1 Introduction

- G.3.1.1 A total of 88 policies are proposed as part of the SLP (see **Appendix F** for the evaluation of policies). The policies are anticipated to improve the sustainability performance of many of the reasonable alternative sites through the reduction or elimination of adverse effects and optimising positive effects.
- G.3.1.2 **Tables G.3.1 to G.3.13** below set out the potential adverse impacts that have been identified through the assessment of sites pre-mitigation for each SA Objective, as presented in **Table G.2.1** (and evaluated in full within **Appendix E**), and indicate which, if any, of the emerging SLP policies will be likely to mitigate these effects. No adverse effects have been identified for SA Objective 10: Housing and consequently no mitigating policies for this objective have been included within these tables.
- G.3.1.3 The assessment of the sustainability performance of sites post-mitigation, taking into account the mitigating effects of the SLP policies, is summarised in the matrix in **Table G.4.1**.

Table G.3.1: Identified adverse effects and policy mitigation for SA1: Cultural Heritage

SA OBJECTIVE 1: CULTURAL HERITAGE

Identified adverse effects on cultural heritage

- **Direct adverse effects on heritage assets:** A small number of reasonable alternative sites coincide with designated heritage assets (Grade II* and II Listed Buildings and scheduled monuments (SMs)), where there is potential for direct adverse impacts on heritage features. This includes Site SH7 which coincides with the 'Boat Gauging House' and Site SH14 which coincides with 'Langely Maltings' Grade II Listed Buildings.
- **Alteration of character or setting of heritage assets:** The proposed development at several reasonable alternative sites which lie within or in close proximity to conservation areas, or in close proximity to designated heritage assets (listed buildings, registered parks and gardens (RPGs) or scheduled monuments (SMs)) have been identified to potentially have an adverse impact on the setting or character of these heritage assets.

Policy mitigation for potential adverse effects associated with cultural heritage

- Policy **SHE1: Listed buildings and conservation areas** states that development proposals will be required to *"conserve and enhance local character"* and those aspects of the historic environment together with their settings and recognises that listed buildings, conservation areas and SMs are an irreplaceable resource. The policy also requires development proposals that would affect a heritage asset to carry out an Assessment of Significance which would inform part of a Design and Access Statement and / or a Heritage Impact Assessment.
- Policy **SHE2: Development in the historic environment** states that heritage assets within the borough will be *"retained and, wherever possible, enhanced and their settings respected"*.
- Policy **SHE3: Locally listed buildings** ensures heritage assets are conserved and enhanced, stating that development proposals affecting locally listed buildings will only be permitted where they *"positively contribute towards the significance of the heritage asset and avoid harm"*.
- Policy **SHE4: Archaeology** states that *"development should protect and conserve both designated and non-designated archaeological assets and the character and setting of areas of acknowledged archaeological significance"*. The policy also requires sites with known archaeological potential to provide an archaeological assessment and / or field evaluation.
- Policy **SDS5: Achieving well-designed places** aims to ensure that new development conserves and where possible enhances the setting and significance of heritage assets, demonstrating a *"clear understanding of the local and wider context, character, heritage and local distinctiveness"*.
- Many SLP policies including **Policy SDS1: Spatial Strategy for Sandwell** and **SDS3: Regeneration in Sandwell** encourage regeneration and redevelopment of industrial land, town centres and canal corridors with potential opportunities for enhancement of cultural heritage features and historic buildings which can contribute to creating a strong sense of place and celebrating Sandwell's history.
- Policy **SNE6: Canals** recognises the historic, architectural, archaeological and cultural significance of the canal network and will ensure that any development proposals affecting canals will protect and enhance these aspects.

Commentary: Will the policies mitigate the identified adverse effects?

- **Direct adverse effects on, and alteration of the character/setting of heritage assets: YES ✓** The SLP policies will be expected to mitigate the identified adverse effects on designated cultural heritage assets and ensure opportunities are sought to enhance the historic environment. Non-designated heritage assets will also be protected and conserved under these policies, including areas of high historic value.

Table G.3.2: Identified adverse effects and policy mitigation for SA2: Landscape

SA OBJECTIVE 2: LANDSCAPE
Identified adverse effects on landscape
<ul style="list-style-type: none"> • Threaten or result in the loss of locally distinctive or sensitive landscapes: All reasonable alternative sites lie outside of the landscape sensitivity assessment area and therefore the impact these will have on sensitive landscapes is uncertain (with the exception of Site 137 which is identified to be located within an area of 'low' landscape sensitivity). The proposed development at the reasonable alternative sites has potential to alter the characteristics of the local landscape and townscape.
Policy mitigation for potential adverse effects associated with landscape
<ul style="list-style-type: none"> • Policy SHE1: Listed buildings and conservation areas states that development proposals will be required to <i>"conserve and enhance local character"</i>. This is supported by Policies SHE2: Development in the historic environment, SHE3: Locally listed buildings and SHE4: Archaeology, which will ensure the protection and enhancement of heritage assets within the borough to positively contribute to local character and distinctiveness. • Policy SDS8: Green and blue infrastructure in Sandwell provides measures to support green and blue infrastructure within the borough, which is expected to positively contribute to the locally distinctive landscape and townscape character. Policy SDS2: Increasing efficiency and resilience supports this by encouraging an increase in green cover and the incorporation of <i>"landscaping schemes"</i>. • Policy SNE3: Provision, retention and protection of trees, woodlands and hedgerows supports the provision, retention and protection of trees, woodlands and hedgerows, which would also be expected to contribute towards the conservation and enhancement of landscape character through urban greening. • Policy SNE5: The Rowley Hills aims to protect the Rowley Hills from inappropriate development that will lead to the loss of valued qualities that make up the local landscape character, including panoramic views. • Policies SDM1: Design quality, SDM2: Development and design standards, SDM3: Tall buildings and gateway sites, SDS5: Achieving well-designed places and other Development Management policies seek to ensure that new development creates a strong sense of place and help to conserve and enhance the landscape / townscape character, and will ensure the visual effects of relevant proposals (such as tall buildings) are identified and assessed. • Many SLP policies including Policy SDS1: Spatial Strategy for Sandwell and SDS3: Regeneration in Sandwell encourage regeneration and redevelopment of industrial land, town centres and canal corridors with potential opportunities for enhancement of Sandwell's townscapes which can contribute to creating a strong sense of place and improve the appearance and function of urban areas.
Commentary: Will the policies mitigate the identified adverse effects?
<ul style="list-style-type: none"> • Threaten or result in the loss of locally distinctive or sensitive landscapes: YES ✓ The SLP policies are expected to ensure that the potential for adverse effects on the landscape and townscape character associated with new developments are identified, assessed and mitigated, ensuring that new development respects and enhances local distinctiveness.

Table G.3.3: Identified adverse effects and policy mitigation for SA3: Biodiversity, Flora, Fauna and Geodiversity

SA OBJECTIVE 3: BIODIVERSITY, FLORA, FAUNA AND GEODIVERSITY
Identified adverse effects on biodiversity, flora, fauna and geodiversity
<ul style="list-style-type: none"> • Threats or pressures to European sites: New development within Sandwell has potential to have direct, indirect and in-combination impacts on the integrity of European sites surrounding the Plan area. These potential effects are explored in more detail in the Habitats Regulations Assessment (HRA), including consideration of likely significant effects on European sites from recreation, urbanisation, changes in water quantity and quality, and air quality. • Threats or pressures to locally designated / non-statutory biodiversity sites: There is potential for the introduction of new development to lead to increased development related pressures and threats, including through reductions in air quality and water quality/quantity, habitat fragmentation and recreational pressures on biodiversity sites such as LNRs, SINC and SLINCs. • Loss or fragmentation of priority habitats: The proposed development at a small number of reasonable alternative sites could potentially result in the loss or degradation of priority habitats, resulting in habitat fragmentation and isolation of the wider ecological network.
Policy mitigation for potential adverse effects associated with biodiversity, flora, fauna and geodiversity
<ul style="list-style-type: none"> • Policy SNE1: Nature conservation seeks to protect, conserve and enhance biodiversity assets including international, national and local designations. Where the benefits of development strategically outweigh the importance of a local nature conservation site, <i>"damage must be minimised"</i> and remaining impacts must be fully mitigated with an accompanying mitigation strategy. This policy also states that development proposals will need to take account of the emerging Local Nature Recovery Strategy and <i>"should plan for the maintenance and where possible enhancement of such linkages"</i>. • Policy SNE2: Protection and enhancement of wildlife habitats supports the provision and enhancement of priority habitats and increased green cover as part of the implementation of biodiversity net gain (BNG), and will ensure that off-site BNG can be secured in the first instance within Sandwell Borough. • Policy SNE3: Provision, retention and protection of trees, woodlands and hedgerows aims to utilise these biodiversity features for habitat creation and the restoration of ecological networks. This is supported by Policies SDS3: Regeneration in Sandwell, SDS8: Green and blue infrastructure in Sandwell, SNE5: The Rowley Hills, SNE6: Canals, SDM1: Design quality and SHW4: Open space and recreation all of which seek to improve habitat creation, enhancement and connectivity in the Plan area as well as wider green infrastructure (GI) coverage.
Commentary: Will the policies mitigate the identified adverse effects?
<ul style="list-style-type: none"> • Threats or pressures to European sites: YES ✓ SLP Policy SNE1 is expected to mitigate potential adverse impacts on European sites and associated functionally linked land, subject to the recommendations of the emerging HRA. • Threats of pressures to locally designated / non-statutory biodiversity sites: NO X The SLP policies are expected to help mitigate potential adverse impacts on locally designated sites and deliver BNG for all development sites. However, these policies are not expected to fully mitigate potential adverse impacts on LNRs, SINC and SLINCs where proposed development sites coincide with, or are located directly adjacent to, these assets. • Loss or fragmentation of priority habitats: NO X Although the SLP policies are likely to enhance the connectivity between habitats and improve the resilience of ecological and GI networks to current and future pressures, these policies are unlikely to prevent the loss of priority habitat where the majority of some sites coincides with priority habitat.

Table G.3.4: Identified adverse effects and policy mitigation for SA4: Climate change mitigation

SA OBJECTIVE 4: CLIMATE CHANGE MITIGATION
Identified adverse effects on climate change mitigation
<ul style="list-style-type: none"> • Increased carbon emissions: It is likely that new development will result in an increase in local carbon emissions due to the increase in the local population and the number of operating businesses. The increase in carbon emissions caused by new developments is often associated with impacts of the construction phase, the occupation and operation of homes and businesses, fuel consumption and increases in local road transport with associated emissions.
Policy mitigation for potential adverse effects associated with climate change mitigation
<ul style="list-style-type: none"> • Various policies support improved low-emission forms of transport provision, including Policy STR1: Priorities for the development of the transport network and Policy STR9: Planning for low emission vehicles, as well as policies STR2, STR3, STR4, STR5, STR6, STR8 and SHW3. These policies support a reduction in private car use through reducing the need to travel, improved public transport connectivity and supporting methods of sustainable and active travel, whilst seeking to improve traffic flows to reduce pollutant emissions. • Policy SDS2: Increasing efficiency and resilience aims to ensure that development proposals seek opportunities for adaptation to, and mitigation of, climate change. This is supported by various other SLP policies including Policy SCC2: Reducing operational carbon for new build non-residential development, SCC1: Energy infrastructure, and Policy SDMI: Design quality, which together promote energy-efficient development proposals which support low carbon technologies and encourage the use of decentralised energy sources and communal heating systems, which will likely result in a decrease in greenhouse gas (GHG) emissions from the construction and occupation of new development. • Policy SCC3: Climate-adapted design and construction aims to reduce the risk of heat gain and the urban heat island effect (UHI) through efficient building design. The policy requires "<i>passive ventilation</i>" and "<i>active cooling systems</i>", in order to reduce heat gain lost to the environment, which has potential for cumulative adverse effects when considering the impacts of global warming as a consequence of climate change. • Policy SCC4: Embodied carbon and waste aims to limit the amount of embodied carbon resulting from the proposed development by completing a whole-life carbon assessment for large-scale developments and considering a range of options for small-scale development. • Policy SDS8: Green and blue infrastructure in Sandwell and Policy SNE3: Provision, retention and protection of trees, woodlands and hedgerows encourage enhancements to the provision and connectivity of GI/BI, which will help to support ecosystem service functions such as the filtration of air pollutants and could potentially result in reducing impacts from increased GHG emissions.
Commentary: Will the policies mitigate the identified adverse effects?
<ul style="list-style-type: none"> • Increased carbon emissions: NO X Although these policies strongly support a reduction in GHG emissions associated with development, the policies would not be expected to fully mitigate GHG emissions from development, for example, arising from the release of embodied carbon, GHG emissions from the operation of development and potential loss of carbon stores, for example in soils.

Table G.3.5: Identified adverse effects and policy mitigation for SA5: Climate change adaptation

SA OBJECTIVE 5: CLIMATE CHANGE ADAPTATION
Identified adverse effects on climate change adaptation
<ul style="list-style-type: none"> • Risk of fluvial flooding: A small number of reasonable alternative sites are located within areas prone to the risk of fluvial flooding. This includes 11 sites where the site boundary includes land within Flood Zones 2 or 3, where five sites also coincide with indicative flood zones. Development at these locations will be likely to locate site end users in areas at risk of flooding, as well as exacerbate existing fluvial flood risk on site and downstream. • Surface water flood risk: The majority of reasonable alternative sites coincide with areas at low and/or medium surface water flood risk (SWFR). A smaller number of sites contain areas of high SWFR. Development at these locations will be likely to locate site end users in areas at risk of flooding, as well as exacerbate flood risk in surrounding locations.
Policy mitigation for potential adverse effects associated with climate change adaptation
<ul style="list-style-type: none"> • Policy SCC5: Flood risk sets out measures to identify and manage the risk of flooding throughout the borough and ensure that development is avoided in areas of high fluvial and surface water flood risk, in line with the NPPF. The policy also encourages development proposals to naturalise urban watercourses and open up culverts to provide multi-functional benefits, including for reinstating natural river channels. • Policy SCC6: Sustainable drainage underpins Policy SCC5 in relation to sustainable drainage systems (SuDS), outlining design requirements and states that “<i>surface water drainage strategies are required for all major developments, regardless of their size and the flood zone and catchment they are in</i>”. • Policy SNE6: Canals recognises the role the canal network can play in surface water management, encouraging the incorporation of SuDS and other mitigation measures where possible. • Policy SHO10: Accommodation for Gypsies, Travellers and Travelling Showpeople will ensure that development for these communities is situated away from areas of flood risk. • Various policies including Policies SNE1: Nature conservation, SDS8: Green and blue infrastructure in Sandwell, SHW4: Open space and recreation and SDM1: Design quality provide measures that would protect and enhance green and blue infrastructure and ecosystem services, with likely multi-functional benefits including for flood water storage, intercepting rainfall and mitigation of flood risk.
Commentary: Will the policies mitigate the identified adverse effects?
<ul style="list-style-type: none"> • Risk of fluvial or surface water flooding: YES ✓ Assuming that the Sequential Test is passed, or the Exception Test is applied where required, these policies are expected to mitigate potential adverse impacts associated with development in areas at risk of fluvial or surface water flooding.

Table G.3.6: Identified adverse effects and policy mitigation for SA6: Natural resources

SA OBJECTIVE 6: NATURAL RESOURCES
Identified adverse effects on natural resources
<ul style="list-style-type: none"> • Loss of previously undeveloped land / land with environmental value: Over half of reasonable alternative sites comprise previously developed land; however, a large number of reasonable alternative sites wholly or partially comprise greenfield land / land with environmental value which is likely to be lost as a result of the proposed development.
Policy mitigation for potential adverse effects associated with natural resources
<ul style="list-style-type: none"> • The proposed development strategy for the SLP promotes the use of brownfield land as much as possible. Policy SDS1: Spatial Strategy for Sandwell states that development within the borough will seek to achieve sustainable development through "<i>delivering development on brownfield sites in the urban area</i>". • Underpinning Policy SDS1 are Policies SDS3: Regeneration in Sandwell which focuses on regeneration of existing urban areas, SCO3: Land contamination and instability which encourages development to make use of contaminated land, SDM3: Tall Buildings and Gateway Sites which supports higher density development which will reduce overall land-take and make efficient use of land, and SHO2: Windfall developments which aims to prevent the use of unallocated greenfield land for development. These policies will help to ensure undeveloped land is protected and that previously developed land in urban areas is utilised. • Policies SNE1: Nature conservation, SNE2: Protection and enhancement of wildlife habitats, SNE3: Provision, retention and protection of trees, woodlands and hedgerows, SDS7: Sandwell’s Green Belt and SDS8: Green and blue infrastructure in Sandwell, include measures that protect land and soil resources with ecological, agricultural or environmental value.
Commentary: Will the policies mitigate the identified adverse effects?
<ul style="list-style-type: none"> • Loss of previously undeveloped land / land with environmental value: NO X The above policies will help to promote an efficient use of land and reduce the loss of undeveloped land and associated soil resources; however, the policies would not be expected to fully mitigate these impacts and some small-scale losses of soil will remain.

Table G.3.7: Identified adverse effects and policy mitigation for SA7: Pollution

SA OBJECTIVE 7: POLLUTION

Identified adverse effects on pollution

- **Reduction in air quality:** Impacts on air quality may arise during construction and operation of different types of development. The proposed development within the SLP will also be likely to increase the volume of traffic and traffic-related emissions within the Plan area with consequent adverse impacts on air quality.
- **Exposure to air pollution from AQMAs and main roads:** All reasonable alternative sites lie within Sandwell Air Quality Management Area (AQMA). In addition, several major roads pass through Sandwell, where a large proportion of sites lie within 200m of these main roads. The proposed development could exacerbate air pollution issues regarding existing AQMAs and expose site end users to poor air quality associated with road transport emissions.
- **Risk of contamination of watercourses:** A small number of reasonable alternative sites lie in within 10m of a watercourse where development has higher potential to lead to deterioration in water quality in Sandwell and downstream. All reasonable alternatives may contribute to cumulative adverse effects on water quality.
- **Risk of contamination of groundwater Source Protection Zones:** Several reasonable alternative sites wholly or partially coincide with a groundwater Source Protection Zone (SPZ), which has potential to physically disturb an aquifer or hinder ecosystem services related to water filtration.

Policy mitigation for potential adverse effects associated with pollution

- Under Policy **SHW3: Air quality** development will only be permitted where it can be demonstrated that it will not further deteriorate existing poor air quality, supported by **Policy SHWI: Health Impact Assessments**. Any development that has potential to lead to significant adverse impacts on air quality will need to undertake an air quality assessment.
- Policy **SDS2: Increasing efficiency and resilience** ensures that development proposals will be designed to avoid a reduction in air quality and subsequent adverse impacts on human health. The policy is underpinned by other policies that aim to reduce emission of air pollutants and particulate matter through promoting energy efficiency for new development, including Policies **SCC1: Energy Infrastructure** and **SCC2: Reducing operational carbon for new build non-residential development**.
- Policies **SDS8: Green and blue infrastructure in Sandwell** and **SNE3: Provision, retention and protection of trees, woodlands and hedgerows** encourage enhancements to the provision and connectivity of GI/BI, which will help to support ecosystem service functions such as the filtration of air and water and could potentially result in improvements to air and water quality.
- Various policies seek to improve traffic flows and promote sustainable and active modes of transport which will help to avoid reductions in air quality, including **Policy STR1: Priorities for the development of the transport network** and **Policy STR5: Creating coherent networks for cycling and walking**, as well as other transport policies **STR2-STR9**.
- Policy **SCC5: Flood Risk** seeks to ensure that no development is permitted within a groundwater SPZ that could physically disturb an aquifer, whilst also outlining requirements for the inclusion of SuDS in development proposals which can play a role in improving water quality.
- Various SLP policies including Policies **SNE1: Nature Conservation**, **SNE2: Protection and Enhancement of Wildlife Habitats**, **SNE3: Provision, retention and protection of trees, woodlands and hedgerows**, **SDM1: Design Quality** and **SDS7: Sandwell's Green Belt** will help to increase green cover and protect biodiversity assets that will provide ecosystem services such as the filtration of air and water.
- Policy **SNE6: Canals** requires development proposals to protect and enhance the canal network, including the water quality of canals.

SA OBJECTIVE 7: POLLUTION

Commentary: Will the policies mitigate the identified adverse effects?

- **Reduction in air quality: NO X** The Local Plan policies will contribute towards general improvements in air quality within the borough; however, it is unlikely that the adverse effects associated with the poor air quality will be fully mitigated by these policies. Further interventions, such as the introduction of car-free zones, may be necessary to fully mitigate the effect of introducing new development, and associated traffic, into areas where baseline air quality is already poor.
- **Exposure to air pollution from AQMAs and main roads: NO X** These policies will help to minimise adverse impacts associated with the exposure of site end users to poor air quality associated with main roads and AQMAs. However, these policies would not be expected to fully mitigate these adverse impacts when considering the implications of delivering the large scale of proposed development all of which will lie within the Sandwell AQMA.
- **Risk of contamination of groundwater Source Protection Zones: YES ✓** These policies are expected to mitigate negative impacts associated with development on groundwater SPZs.
- **Risk of contamination of watercourses: NO X** These policies may help to lessen adverse impacts on water quality associated with new development, however they would not be expected to fully mitigate these effects.

Table G.3.8: Identified adverse effects and policy mitigation for SA8: Waste

SA OBJECTIVE 8: WASTE
Identified adverse effects on waste
<ul style="list-style-type: none"> Increase in waste: It is expected that new development proposed through the SLP will result in an increase in the local population, and consequently an increase in household waste generation. When considered individually, a total of 18 reasonable alternative sites have potential to increase waste in proportion to the Plan area by more than 0.1% compared to existing levels. Cumulatively, all reasonable alternative sites would contribute towards a significant increase in household waste if developed.
Policy mitigation for potential adverse effects associated with waste
<ul style="list-style-type: none"> Policy SWA1: Waste infrastructure future requirements sets out the waste infrastructure requirements to be adhered to throughout the borough, seeking to reduce the generation of waste and associated pollution, promote re-use and recycling of waste in line with the waste hierarchy. The policy ensures the "<i>minimisation of waste production and the re-use and recovery of waste materials</i>" by providing sufficient waste facilities. Policy SWA5: Resource management and new development requires all new developments to "<i>minimise waste as far as possible</i>" and seeks to maximise the use of "<i>secondary and recycled materials, renewable and locally sourced products and materials with low environmental impacts</i>" wherever possible. The policy will help to promote sustainable and efficient waste management and use of materials across all new development in Sandwell and limit the generation of waste as much as is feasible. Policy SCC4: Embodied carbon and waste encourages building design to facilitate the re-use of and easy disassembly of materials which would contribute to reducing the need for demolitions when buildings are no longer required, reducing the quantity of waste produced in the construction and demolition of the proposed development. Policy SEC3: Local Employment Areas seeks to safeguard areas for "<i>waste collection, transfer and recycling uses</i>", supporting the efficient management and disposal of waste. Policy SID1: Infrastructure provision sets out the overarching requirement for the provision of new infrastructure to support new development proposed in the Sandwell area, which is expected to include utilities such as waste and recycling. Policies SWA2: Waste sites, SWA3: Preferred areas for new waste facilities and SWA4: Locational considerations for new waste facilities set out measures to ensure waste facilities meet the demand of the borough in regard to capacity. These make sure waste facilities are sustainable by nature/design, whilst being strategically located in suitable locations.
Commentary: Will the policies mitigate the identified adverse effects?
<ul style="list-style-type: none"> Increase in waste: NO X These policies have potential to encourage recycling and appropriate waste disposal within new developments; however, the policies are not expected to fully mitigate the increase in household waste which is predicted to occur due to the increased number of dwellings in the Plan area.

Table G.3.9: Identified adverse effects and policy mitigation for SA9: Transport and accessibility

SA OBJECTIVE 9: TRANSPORT AND ACCESSIBILITY

Identified adverse effects on transport and accessibility

- **Limited access to bus services:** A small number of reasonable alternative sites were identified to be located beyond the sustainable distance of 800m to a bus stop providing regular services, potentially limiting access to sustainable transport options for site end users.
- **Limited access to the railway network:** A small number of reasonable alternative sites were assessed as having poor access to the railway network in Sandwell, located over 1.2km away from the nearest railway or metro station.
- **Limited access to local services:** Sustainable access to local services (which includes centres and facilities providing fresh food) is limited in some areas, with a number of reasonable alternative sites located beyond the sustainable walking and/or public transport travel time of 15 minutes.
- **Limited access to pedestrian footways and roads:** A small number of sites are not connected to existing pedestrian footways and roads, potentially limiting accessibility to and from the site for site-end users.

Policy mitigation for potential adverse effects associated with transport and accessibility

- Policy **STR1: Priorities for the development of the transport network** states that "all new developments must provide adequate access for all modes of travel, including walking, cycling and public transport". The policy also identifies the "Midlands Rail Hub" and "West Midlands Core Bus Network corridors" as key transport priorities, amongst others.
- Policy **STR2: Safeguarding the development of the Key Route Network (KRN)** seeks to ensure the KRN is effectively managed in order to support the level of growth proposed in the SLP over the Plan period, and could potentially encourage coordination and streamlining of transport systems including public transport such as rapid transit and bus routes.
- By directing development towards the Strategic Centre (West Bromwich) and the hierarchy of Town, District and Local Centres, **Policy SDS1: Spatial Strategy for Sandwell** will be likely to facilitate more sustainable communities, by locating residents in close proximity to services, facilities and public transport.
- Policy **SDS3: Regeneration in Sandwell** highlights a number of transport infrastructure projects which will help to improve access to sustainable travel options, including the new Midland Metro Extension and Dudley Port railway station. Improvements to public transport connectivity / interchanges within regeneration areas and linking to these wider projects will be supported.
- Various SLP policies including Policies **STR3: Managing transport impacts of new development, STR5: Creating coherent networks for cycling and walking, STR6: Influencing the demand for travel and travel choices, SHW2: Healthcare infrastructure, SHW3: Air quality** and **SDS5: Achieving well-designed places** include measures that aim to improve accessibility to bus services, rail infrastructure, active travel routes and local services.
- Sandwell's Centres policies **SCE1-SCE6** support appropriate uses within centres to meet day to day needs of residents and visitors to these areas, in accordance with the settlement hierarchy, including Policy **SCE5: Provision of Small-scale local facilities not in centres** which supports the provision of new small-scale local facilities outside of centres.
- Policy **SDM9: Community facilities** supports the retention of, and development of new, community facilities.

Commentary: Will the policies mitigate the identified adverse effects?

- **Limited access to bus services: YES ✓** These policies encourage the expanded use of Sandwell's bus network and are expected to mitigate the restricted access to the bus services within the borough, which affects only a few reasonable alternative sites.

SA OBJECTIVE 9: TRANSPORT AND ACCESSIBILITY

- **Limited access to the railway network: YES ✓** These policies encourage the use of the railway network in the borough and are expected to mitigate the restricted access to the railway network, which affects only a few sites.
- **Limited access to local services and facilities: YES ✓** These policies are expected to improve access to local services and facilities including via public transport.
- **Limited access to pedestrian footways and roads: YES ✓** These policies are expected to ensure all sites are closely linked with the pedestrian and road networks, and that active travel networks are expanded and connectivity is improved.

Table G.3.10: Identified adverse effects and policy mitigation for SA11: Equality

SA OBJECTIVE 11: EQUALITY

Identified adverse effects on equality

- **Growth in deprived areas:** A number of reasonable alternative sites are located in Lower Super Output Areas (LSOAs) that fall within the 10% most deprived in England according to the Index of Multiple Deprivation (IMD). The proposed development within these locations could potentially exacerbate existing social pressures in the local area and increase demand on local services, without careful planning.

Policy mitigation for potential adverse effects associated with equality

- Policies **SDS1: Spatial Strategy for Sandwell**, **SDS5: Achieving well-designed places**, **SCE5: Provision of small-scale local facilities not in centres**, **SDS3: Regeneration in Sandwell**, **SEC5: Improving access to the labour market** and **SID1: Infrastructure provision** include measures that will ensure residents have access to local services, including employment opportunities, various public transport methods, shops, educational facilities, leisure and sport facilities and public open space, including for those living in the most deprived areas.
- Policy **SDM9: Community facilities** sets out support for new community facilities within centres, and will ensure that any security and crime issues associated with new community developments are identified and addressed. This has the potential to reduce crime and social deprivation.
- Policies **SHO8: Education facilities** and **SHW2: Healthcare infrastructure** state that educational and healthcare facilities should be “*located to address accessibility gaps*” which will help to reduce health inequalities and improve equal access to educational opportunities.
- Policy **SHW5: Playing fields and sports facilities** states that playing fields and sports facilities “*will be encouraged, especially in areas where public provision is deficient*”.
- Policies **SHO3: Housing density, type and accessibility**, **SHO4: Affordable housing** and **SHO10: Housing for people with specific needs** aim to ensure that the Plan delivers an appropriate density and mix of housing, well-distributed affordable housing provision and for housing to meet the varied needs of current and future residents in Sandwell.
- Policy **SHO5: Delivering accessible and self/custom build housing** seeks to ensure an appropriate mix of accessible and adaptable homes are delivered across the Plan area, as well as the opportunity for self-build homes, in line with national policy and the Building Regulations.
- Policy **SHO10: Accommodation for Gypsies, Travellers and Travelling Showpeople** will ensure the SLP meets the identified pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, as set out in the latest Gypsy and Traveller Accommodation Assessment (GTAA).

Commentary: Will the policies mitigate the identified adverse effects?

- **Residents located in deprived areas: YES ✓** The SLP policies are likely to ensure that new development provides site end users with good access to services and facilities, and that new infrastructure is provided to address inequalities.

Table G.3.11: Identified adverse effects and policy mitigation for SA12: Health

SA OBJECTIVE 12: HEALTH

Identified adverse effects on health

- **Limited access to healthcare facilities:** Sustainable access to healthcare is limited for a small number of sites in Sandwell, with the majority of reasonable alternative sites located beyond 5km from a hospital providing an A&E service, and a small proportion of sites being located beyond a 15-minute journey via walking or public transport from a GP surgery.
- **Limited access to the PRow or cycle network:** A small number of sites are located away from existing public rights of way (PRow) and/or cycle paths, which may result in site end users relying upon less sustainable modes of transport for local travel including private car use.
- **Loss of public greenspace:** A small number of reasonable alternative sites coincide with existing public greenspaces, where there is potential for the proposed development to result in a net loss of greenspace across the borough.

Policy mitigation for potential adverse effects associated with health

- Policy **SDS1: Spatial Strategy for Sandwell** seeks to direct housing growth towards locations with the highest levels of sustainable transport access to services including healthcare facilities, and will ensure that new public open spaces are created to serve new housing developments.
- Policy **SHW1: Health Impact Assessments** sets out the requirement for certain development proposals to undertake an HIA to ensure that adverse effects associated with physical and mental health and access to and demand for health and social care services are addressed, and that opportunities for promoting healthy lifestyles are maximised.
- Policy **SHW2: Healthcare infrastructure** states that new healthcare facilities should "*well-designed*" and "*well-served by public transport infrastructure*". Furthermore, the policy requires any development that has unacceptable impacts upon the functionality of healthcare facilities to "*contribute to the provision or improvement of such services*", and will ensure there is sufficient capacity in healthcare infrastructure to serve new growth.
- Policy **SDM9: Community facilities** includes measures to increase provision for community and leisure facilities, which has potential to encourage site end users to live active and healthy lifestyles.
- Policies **STR1: Priorities for the development of the transport network**, **STR2: Safeguarding the development of the KRN**, **STR5: Creating coherent networks for cycling and walking** and **SDS4: Achieving well-designed places** provide measures that improve accessibility to healthcare and leisure facilities. These policies also promote the usage of sustainable and active methods of transport and improved opportunities for outdoor exercise and recreation, including through improving accessibility to the pedestrian and cycle networks.
- Policies **SHW5: Playing fields and sports facilities** and **Policy SHW4: Open space and recreation** will ensure sufficient greenspace and recreational space is available in Sandwell through addressing any shortfalls. These policies encourage wider community use of school playing fields and sports facilities as well as maintaining/enhancing the accessibility, quality and quantity of open spaces.

Commentary: Will the policies mitigate the identified adverse effects?

- **Limited access to healthcare facilities: YES ✓** The SLP policies will help ensure that residents across Sandwell have sustainable access to healthcare and leisure facilities whilst improving the quality of these services.
- **Limited access to the pedestrian or cycle network: YES ✓** These policies are expected to mitigate adverse impacts associated with restricted access to the pedestrian, PRow and cycle networks, and help encourage the uptake of these sustainable transport options.
- **Loss of public greenspace: YES ✓** These policies are expected to ensure that development proposals do not result in the net loss of public greenspace across the Plan area.

Table G.3.12: Identified adverse effects and policy mitigation for SA13: Economy

SA OBJECTIVE 13: ECONOMY
Identified adverse effects on the economy
<ul style="list-style-type: none"> • Net loss of employment floorspace: Where reasonable alternative sites coincide with existing employment areas, there is potential for a net decrease in employment floorspace across the Plan area, leading to adverse effects on the local economy and provision of jobs. • Limited access to employment opportunities: In some areas of the borough, sustainable access to key employment areas and the range of employment opportunities they provide may be more limited, owing to a small number of sites being located beyond a 20-minute journey by foot or public transport.
Policy mitigation for potential adverse effects associated with the economy
<ul style="list-style-type: none"> • Policy SDS1: Spatial Strategy for Sandwell aims to provide 1,206ha of employment land throughout the Plan period, which also includes measures to retain existing employment areas. • Policy SDS3: Regeneration in Sandwell states that the defined Regeneration Areas will provide high-quality employment land and will be the principal location for new industrial/logistics development, with likely benefits in terms of economic growth and providing opportunities for developing a skilled workforce. • Policy SEC1: Providing for economic growth and jobs also supports the renewal and regeneration of existing employment areas and sets out the provision of employment land to be delivered. This is supported by Policy SDM9: Community facilities which ensures any proposals for community facilities will not be permitted should it involve the loss of premises or sites located within a strategic or local employment area. • Policy SEC2: Strategic Employment Areas ensures these spaces will be defined primarily by commercial uses, businesses and services with "<i>excellent accessibility</i>". Alongside this, Policy SEC3: Local Employment Areas characterises these spaces as being predominantly having industrial, warehouse or services in accessible locations for local markets and employees. Policy SEC4: Other Employment Sites supports this by providing new industrial employment or extensions to existing industrial employment uses. • Policy SEC5: Improving access to the labour market supports major developments for new jobs that will be readily available for residents of Sandwell, specifically those living in the most deprived areas. • Policies SDM1: Design Quality, STR1: Priorities for the development of the transport network, STR2: Safeguarding the development of the KRN, STR3: Managing transport impacts of new development and STR5: Creating coherent networks for cycling and walking ensure that residents have sustainable access to employment opportunities through well-designed places and strong transport infrastructure. • Policies SID2: Digital infrastructure and SDM10: Telecommunications will aim to improve access to employment opportunities, including home working, through the provision of a strong fibre network and telecommunications infrastructure.
Commentary: Will the policies mitigate the identified adverse effects?
<ul style="list-style-type: none"> • Net loss of employment floorspace: YES ✓ The SLP policies are expected to mitigate the potential adverse impacts associated with the loss of existing employment uses associated with the reasonable alternative sites, and ensure enough employment land is delivered to meet the identified needs for the Plan period. • Limited access to employment opportunities: YES ✓ The SLP policies are expected to improve sustainable access to a varied range of employment opportunities across the Plan area, including for those in deprived areas.

Table G.3.133: Identified adverse effects and policy mitigation for SA14: Education, skills and training

SA OBJECTIVE 14: EDUCATION, SKILLS AND TRAINING
Identified adverse effects on education, skills and training
<ul style="list-style-type: none"> • Limited access to educational opportunities: A small number of reasonable alternative sites are located over a 15-minute walk to a primary school, whereas a slightly larger proportion of sites are located over 25-minutes away either by foot or public transport from a secondary school. This is likely to lead to a greater reliance on less sustainable modes of transport to reach local schools.
Policy mitigation for potential adverse effects associated with education, skills and training
<ul style="list-style-type: none"> • Policy SH08: Education facilities supports the development or expansion of education facilities and states that nurseries, schools and higher education facilities should be "<i>well-designed</i>" and "<i>well-served by public transport infrastructure</i>". • Various SLP policies, including Policies SDM1: Design quality, SCE1: Sandwell’s Centres, STR1: Priorities for the development of the transport network, STR2: Safeguarding the development of the KRN, STR3: Managing transport impacts of new development and STR5: Creating coherent networks for cycling and walking will help to ensure that residents have sustainable access to education opportunities through well-designed places and strong transport infrastructure. • Policy SID1: Infrastructure provision sets out the overarching requirement for the provision of new infrastructure to support new development proposed in the Sandwell area, which is expected to include residential services such as education. • Policy SID2: Digital infrastructure may help to provide additional access to online educational opportunities by the provision of a strong fibre network and telecommunications. • Policies SWB2: Development in West Bromwich and SCE3: Town Centres (tier-two centres) include measures that support the development of educational facilities. • Policy SDS1: Spatial Strategy for Sandwell seeks to direct housing growth towards locations with the highest levels of sustainable transport access to services including schools.
Commentary: Will the policies mitigate the identified adverse effects?
<ul style="list-style-type: none"> • Limited access to educational opportunities: YES ✓ The SLP policies are expected to improve access to schools and education facilities across the Plan area, including transport connectivity to encourage sustainable and active modes of transportation, and encourage the development / expansion of schools which will help to ensure there is sufficient capacity to serve new growth.

G.4 Post mitigation site assessments

G.4.1 Overview

G.4.1.1 The impact matrix for all reasonable alternative site assessments post-mitigation is presented in **Table G.4.1**. These impacts have been identified following consideration of the likely mitigation effects of the SLP policies as discussed in **Tables G.3.1 to G.3.13**.

Table G.4.1: Impact matrix of all reasonable alternative site assessments post-mitigation

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Site ref	Cultural Heritage	Landscape	Biodiversity, Flora & Fauna	Climate Change Mitigation	Climate Change Adaptation	Natural Resources	Pollution	Waste	Transport & Accessibility	Housing	Equality	Health & Wellbeing	Economy	Education
SEC3-181	0	+	0	+/-	+	+	-	+/-	++	0	0	++	0	0
SEC4-1	0	0	0	+/-	+	-	-	+/-	++	0	0	0	0	0
SEC3-9	0	+	-	+/-	+	+	-	+/-	++	0	0	++	0	0
SEC3-99	+	+	-	+/-	+	+	-	+/-	++	0	0	++	0	0
SH1	0	+	0	0	+	+	-	0	++	+	0	0	++	++
SEC3-113	0	+	0	+/-	+	+	-	+/-	++	0	0	++	0	0
SEC3-46	0	0	-	+/-	+	-	-	+/-	++	0	0	0	0	0
SEC3-175	0	+	0	+/-	+	+	-	+/-	++	0	0	++	0	0
SEC3-36	0	+	0	+/-	+	+	-	+/-	++	0	0	++	0	0
SEC3-29	0	0	0	+/-	+	-	-	+/-	+	0	0	+	++	0
SEC3-148	0	+	0	+/-	+	+	-	+/-	++	0	0	++	0	0
SH2	0	0	0	0	0	-	-	0	++	+	0	++	++	++
SEC4-4	0	0	0	+/-	+	-	-	+/-	+	0	0	0	++	0
SEC3-191	0	0	0	+/-	+	-	-	+/-	++	0	0	++	0	0
SEC4-3	0	+	0	+/-	+	+	-	+/-	++	0	0	++	0	0
SEC3-133	0	0	-	+/-	+	-	-	+/-	++	0	0	0	0	0
SEC3-189	0	0	0	+/-	+	-	-	+/-	+	0	0	0	0	0
SEC3-22	0	0	-	+/-	+	-	-	+/-	++	0	0	++	0	0
SEC3-40	0	0	0	+/-	+	-	-	+/-	++	0	0	++	0	0
SEC1-4	0	0	0	+/-	+	-	-	+/-	++	0	0	++	++	0
SH3	0	+	0	0	+	+	-	0	++	+	0	++	++	++
SH4	0	0	0	0	+	-	-	0	++	+	0	++	++	++
SH5	0	0	-	0	0	-	-	0	++	+	0	++	++	++
SH6	0	0	0	-	+	-	-	-	++	++	0	++	++	++
SH7	+	0	-	0	+	-	-	0	++	+	0	++	++	++
SH8	0	+	0	0	+	+	-	0	++	+	0	++	++	++
SH9	0	0	-	0	+	-	-	0	+	+	0	++	++	++
SH62	0	+	0	0	+	+	-	0	++	+	0	++	++	++
SH10	0	0	0	0	+	-	-	0	++	+	0	++	++	++
SH11	0	0	0	0	+	-	-	0	++	++	0	++	++	++
35	0	+	0	-	+	+	-	-	+	++	0	++	++	++
36	0	0	0	0	+	-	-	0	++	+	0	++	++	++
38	0	+	0	0	+	+	-	0	++	+	0	++	++	++
40	0	+	0	0	+	+	-	0	++	+	0	++	++	++
42	0	0	0	0	+	-	-	0	++	+	0	++	++	++
43	+	0	0	0	+	-	-	0	++	+	0	++	++	++
44	0	0	0	0	+	-	-	0	++	+	0	0	++	++

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Site ref	Cultural Heritage	Landscape	Biodiversity, Flora & Fauna	Climate Change Mitigation	Climate Change Adaptation	Natural Resources	Pollution	Waste	Transport & Accessibility	Housing	Equality	Health & Wellbeing	Economy	Education
45	0	0	0	0	+	-	-	0	+	+	0	++	++	++
46	0	+	0	0	+	+	-	0	++	+	0	++	++	++
SH13	0	+	0	0	+	+	-	0	++	++	0	++	++	++
SH14	+	+	0	0	+	+	-	0	++	+	0	++	++	++
SH15	0	+	0	0	+	+	-	0	++	+	0	++	++	++
SEC3-79	0	+	-	+/-	+	+	-	+/-	++	0	0	0	0	0
SH16	+	0	-	-	0	-	-	-	++	++	0	++	++	++
SH17	0	+	-	0	+	+	-	0	++	+	0	0	++	++
SH18	0	0	-	-	+	-	-	-	++	++	0	++	++	++
SEC3-193	0	0	-	0	+	-	-	0	+	+	0	0	++	0
SH19	0	0	-	0	+	-	-	0	++	+	0	++	++	++
SH20	0	0	0	0	+	-	-	0	++	+	0	++	++	++
SH21	0	+	-	0	+	+	-	0	++	++	0	++	++	++
SH22	0	0	0	0	+	-	-	0	++	+	0	0	++	++
SH23	0	+	0	0	+	+	-	0	++	+	0	++	++	++
63	0	0	0	+/-	+	-	-	+/-	++	0	0	++	++	++
SH24	0	+	0	0	+	+	-	0	++	+	0	++	++	++
SH25	0	+	-	-	+	+	-	-	++	++	0	0	++	++
SH26	0	0	0	0	+	-	-	0	+	+	0	++	++	++
SH27	0	+	0	0	+	+	-	0	++	+	0	++	++	++
SH28	0	+	-	0	0	+	-	0	++	+	0	++	++	++
SH29	0	+	0	0	+	+	-	0	++	+	0	+	++	++
71	0	0	0	0	+	-	-	0	++	+	0	++	++	++
74	0	+	0	+/-	+	+	-	+/-	++	+	0	++	0	++
SH30	0	+	-	0	+	+	-	0	++	+	0	++	++	++
SH31	0	0	0	0	+	-	-	0	+	+	0	++	++	++
SH32	0	+	0	0	+	+	-	0	++	+	0	++	++	++
SH33	+	0	0	0	+	-	-	0	++	+	0	++	++	++
SH34	+	0	0	-	+	-	-	-	++	++	0	++	++	++
SH35	0	0	-	-	0	-	-	-	++	++	0	++	++	+
SH36	0	0	-	0	0	-	-	0	++	+	0	++	++	++
SH37	0	0	-	-	+	-	-	-	+	++	0	++	++	++
SEC3-66	+	0	-	+/-	+	-	-	+/-	+	0	0	0	0	0
SH38	0	+	0	0	+	+	-	0	++	+	0	++	++	++
SM1	+	+	0	-	+	+	-	-	++	++	0	++	++	++
SH40	0	+	0	0	+	+	-	0	++	+	0	0	++	++
SH41	0	0	0	-	+	-	-	-	++	++	0	++	++	++
SH42	0	+	0	0	+	+	-	0	++	+	0	+	++	++
SEC1-3	0	0	0	+/-	+	-	-	+/-	++	0	0	+	++	0
110	0	0	0	0	0	-	-	0	+	+	0	+	++	++
118	0	0	0	0	+	-	-	0	++	+	0	++	++	++
120	0	0	-	0	+	-	-	0	++	++	0	++	++	++
132	0	0	0	0	0	-	-	0	++	++	0	++	++	++
137	0	0	0	0	+	-	-	0	++	+	0	++	++	++
140	0	0	0	0	+	-	-	0	++	+	0	0	++	++
142	0	0	0	0	+	-	-	0	++	+	0	0	++	++
SH43	0	0	-	0	+	-	-	0	++	+	0	++	+	++
SH44	0	0	0	0	+	-	-	0	++	+	0	++	++	++

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Site ref	Cultural Heritage	Landscape	Biodiversity, Flora & Fauna	Climate Change Mitigation	Climate Change Adaptation	Natural Resources	Pollution	Waste	Transport & Accessibility	Housing	Equality	Health & Wellbeing	Economy	Education
SH47	0	0	0	0	+	-	-	0	++	+	0	++	++	++
SM3	0	+	0	-	+	+	-	-	++	++	0	++	++	++
SH49	0	+	0	0	+	+	-	0	++	+	0	++	++	++
SM4	0	+	0	0	+	+	-	0	++	+	0	++	++	++
SH50	0	+	0	0	+	+	-	0	++	++	0	++	++	++
SH51	0	0	0	0	+	-	-	0	++	+	0	++	++	++
SM5	0	0	0	0	+	-	-	0	++	+	0	++	++	++
SM6	0	+	0	-	+	+	-	-	++	++	0	++	++	++
SM7	0	+	0	-	+	+	-	-	++	++	0	++	++	++
SH52	0	0	0	0	+	-	-	0	++	+	0	++	++	++
SM8	0	+	0	-	+	+	-	-	++	++	0	++	++	++
SH53	0	+	0	0	+	+	-	-	++	+	0	0	++	++
SH54	0	0	0	0	+	-	-	0	++	++	0	0	++	++
SH55	0	0	0	-	+	-	-	-	++	++	0	0	++	++
SH56	0	+	0	0	+	+	-	0	++	+	0	0	++	++
SH57	0	+	0	0	+	+	-	0	++	+	0	0	++	++
SH58	0	0	0	-	+	-	-	-	++	++	0	0	++	++
SG1	0	0	0	+/-	+	-	-	+/-	++	+	0	0	++	++
188	0	0	0	0	+	-	-	0	++	+	0	++	++	++
189	0	0	0	0	+	-	-	0	++	+	0	0	++	++
SH59	0	0	-	0	0	-	-	0	++	+	0	++	++	++
191	0	0	0	0	+	-	-	0	++	+	0	0	++	++
SH61	0	+	0	0	+	+	-	0	++	+	0	0	++	++
SEC1-1	0	+	0	+/-	+	+	-	+/-	++	0	0	++	0	0
SEC1-8	0	0	0	+/-	+	-	-	+/-	++	0	0	++	++	0
SEC1-5	0	0	0	+/-	+	-	-	+/-	++	0	0	++	++	0
SEC1-6	0	+	0	+/-	0	+	-	+/-	++	0	0	++	++	0
SEC1-2	0	0	0	+/-	+	-	-	+/-	++	0	0	++	++	0
SEC1-7	0	0	-	+/-	0	-	-	+/-	++	0	0	++	0	0
SM2	0	0	0	-	0	-	-	-	++	++	0	++	++	++
SH45	0	0	0	0	0	-	-	0	++	0	0	++	++	++
SH63	0	0	0	0	+	-	-	0	++	+	0	++	++	++
SH65	0	+	0	0	+	+	-	0	++	+	0	++	++	++
SH64	0	+	0	0	+	+	-	0	++	+	0	0	++	++
SH66	0	+	0	0	+	+	-	0	++	+	0	++	++	++

Appendix H: Reasons for Selection and Rejection of Reasonable Alternative Sites

H.1 Selected and rejected sitesH1

Table H.1.1: SMBC’s outline reasons for selecting and rejecting reasonable alternative sites1

H.1 Selected and rejected sites

H.1.1.1 **Table H.1.1** lists all reasonable alternative sites that have been evaluated throughout the SA process, and indicates which have been:

1. **Selected** – i.e. the reasonable alternative sites that have been chosen as preferred sites for allocation and are set out in the Regulation 19 version of the Sandwell Local Plan (2024); or
2. **Rejected** – i.e. the reasonable alternative sites that have been considered as part of the SA process but are not preferred sites for allocation in the Local Plan.

H.1.1.2 The outline reasons for selecting or rejecting each of the reasonable alternative sites, as set out in the table below, have been provided by SMBC and are reflective of the Council’s consideration of the iterative SA findings as well as other evidence base information.

H.1.1.3 It should be noted that four sites which have been assessed as a reasonable alternative at the R18 stage have since been granted planning permission including sites 34, SH12, SH46 and SEC3-122/SEC3-23/SEC3-125. As such, these sites are no longer proposed to be allocated through the SLP and are no longer reasonable alternative sites. Sites 34, SH12, SH46 and SEC3-122/SEC3-23/SEC3-125 therefore do not feature in the table below.

Table H.1.1: SMBC’s outline reasons for selecting and rejecting reasonable alternative sites

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC’s outline reason for selection / rejection
SEC3-181	Varney Business Park, Varney Avenue, West Bromwich	Employment	Employment	Selected for employment	Site identified through BEAR process. Site assessment found the opportunity to bring the site forward for residential purposes within the plan period seems unlikely given its good connectivity, popularity and relatively low- cost rental values for small businesses. Consequently, allocation for gypsy and traveller use is not considered appropriate. Continued allocation for Employment use is recommended.
SEC4-1	Zion Street, Tipton	Employment	Employment	Selected for employment	Site identified through BEAR process. Site assessment found site not considered appropriate for residential use or gypsy and traveller site given surrounding predominantly employment uses. Extant planning permission for a small infill storage unit on part of the site Continued allocation for employment use recommended.

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
SEC3-9	Alexandra Ind Est, Locarno Rd/ Alexandra Rd, Tipton	Housing/ Employment	Employment	Selected for employment; Rejected for housing	Notwithstanding site constraints if the existing employment user was willing /able to relocate, residential use would be preferred in view of the proximity of local services and good transport connections. Redevelopment for Employment use appropriate but unlikely given limited viability. Neighbouring site has recently gained permission for employment use and is under construction. The site is fully occupied and operating well so employment allocation considered suitable.
SEC3-99	Providence Street, Cradley Heath	Employment	Employment	Selected for employment	Site identified through BEAR process. The extent of operational uses occupying popular low-cost units, and the lack of relocation opportunities, makes an employment allocation appropriate for this site. Although the site is well located and connected to existing facilities the realistic opportunity to redevelop the site for residential purposes seems unlikely within the plan period. The predominance of surrounding employment uses makes new residential less attractive and adverse ground conditions could also detrimentally affect viability. Similarly, allocation of part of the site for gypsy and traveller use is also considered to be inappropriate. The allocation for Employment use is considered to be the favoured land use allocation
SH1	Brown Lion Street	Housing	Housing	Selected for housing	Site has consent for 20 dwellings.
SEC3-113	Brandon Way (east side)	Housing/ Employment	Employment	Selected for employment; Rejected for housing	Site was identified through the BEAR process and was assessed for housing and employment use. The site assessment had no red ratings and found continued allocation for Employment use would be preferred. A small-scale housing redevelopment could be appropriate, but the main surrounding use is Employment. A continued allocation for Employment would therefore be the preferred option.
SEC3-46	Droicon Ind Est, Portway Road	Employment	Employment	Selected for employment	Site in existing employment use and landowner has advised that they have no plans to move and will continue with existing use.
SEC3-175	Coneygre Rd, Burnt Tree, Tipton	Housing/ Employment	Employment	Selected for employment; Rejected for housing	Site was identified through the BEAR process and was assessed for housing and employment use. There is an opportunity for residential development of up to 100 dwellings if existing employment uses could be relocated. The site has a main road frontage, is surrounded by residential uses, with a canal frontage along its southwestern boundary. There is good pedestrian connectivity to local schools, health and shopping facilities.

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
					An employment allocation is supportive of existing viable businesses and would safeguard against job losses. The site is occupied and operating well so employment allocation considered suitable.
SEC3-36	Silverthorne Lane	Housing/ Employment	Employment	Selected for employment; Rejected for housing	Site was identified through the BEAR process and was assessed for housing and employment use. Employment use could introduce 3000sqm of new development but is unlikely given the need to relocate several businesses and would not be appropriate in this mainly residential area. However, the site is occupied with employment uses and operating well, allocating this site for employment use would safeguard existing business, employment land and jobs. The site area, its location close to a local centre and in a residential neighbourhood, and good transport connections provides potential for gypsy and traveller pitches. However, such a use could hamper the site coming forward and could affect land values. NB This site includes an area of employment land where the landowner has responded in terms of retaining existing uses (ref WM78588). The site is occupied and operating well so employment allocation considered suitable.
SEC3-29	Site off Richmond St, West Bromwich	Employment	Employment	Selected for employment	Site identified through the BEAR process. Site assessment found there is an opportunity to redevelop the site for employment use. Housing is not a suitable use in this predominantly industrial area. The site does not meet the criteria for Gypsy and Traveller use given the surrounding land uses and that the site exceeds the 1ha limit. Employment is the most suitable allocation
SEC3-148	Castle St, Tipton	Housing/ Employment	Employment	Selected for employment; Rejected for housing	Site was identified through the BEAR process and was assessed for housing and employment use. The SAD allocation for housing is the preferred allocation but may be difficult to achieve within the plan period given the need to relocate existing businesses. Employment allocation would support existing businesses but is not the preferred allocation Due to existing business wanting to stay and invest, employment allocation was considered more suitable.
SH2	Land adjacent To Asda Wolverhampton Road, Oldbury	Housing/ Employment	Housing	Selected for housing; Rejected for employment	Site was submitted through the Call for Sites process for employment use and assessed through the EDNA process. It found that the site was potentially suitable for B2 / B8 use, subject to addressing the issues raised through the recent refusal of a planning application for those uses.

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
					<p>The site was subsequently assessed for both employment and residential use. There is an opportunity to introduce ca 60 homes on this site but overcoming access constraints is key. Access is solely available from Titford Road but previous objections from residents regarding the potential for increased use and congestion, would need to be satisfactorily addressed.</p> <p>Siting of houses should safeguard existing residential amenity and the asset of the watercourse and proposed SLINC should be acknowledged.</p> <p>The existing allocation for Employment use is acceptable with the caveat that a satisfactory site access from Birchley Island must be achieved, and new buildings must not detrimentally affect the amenity of existing residents by way of noise, outlook, overlooking and privacy.</p>
SEC4-4	Soho Triangle	Employment	Employment	Selected for employment	<p>Site identified through the BEAR process. There is limited opportunity for either residential, employment or gypsy and traveller uses, given the very restricted site access.</p> <p>The previous use as open storage of aggregate could be continued subject to the height restriction of commercial vehicles in view of the access under the rail line.</p>
SEC3-191	Oldfield Trading Estate, Cradley Heath	Housing/ Employment	Employment	Selected for employment; Rejected for housing	<p>Site was identified through the BEAR process and was assessed for housing and employment use.</p> <p>The allocated use of this site should take into account the proximity of EMP3-37 and EMP3-40. Combined, the three sites total ca 6ha. All of these adjoining sites are currently operational with a variety of employment uses – having previously been allocated for residential in the SAD and subsequently Employment in the BCP. Occupiers who responded to previous consultation expressed no wish to relocate.</p> <p>Although the combined sites could provide a developable area for ca 240 houses the predominant existing employment uses and the lack of enthusiasm to relocate, along with the relatively poor environmental conditions, lead to a preferred allocation for Employment uses. Residential use on this site in isolation would not be preferred.</p>
SEC4-3	70-74 Crankhall Lane	Housing/ Employment	Employment	Selected for employment; Rejected for housing	<p>Site was identified through the BEAR process and was assessed for housing and employment use.</p> <p>If the existing employment operation is willing / able to relocate, the preferred land use allocation would be residential. The existing 7m access road would allow a 5m carriageway and a single 1.8m footpath. The site is in a predominantly residential area and is close to open space a canal and an historic listed building – all assets which could command a high-quality housing development of ca 50 units.</p> <p>Operating business on site and not indicated that willing to move.</p>

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
SEC3-133	Brymill Industrial Estate, Brown Lion St, Tipton	Housing/ Employment	Employment	Selected for employment	Site identified through the BEAR process. Site is fully occupied and the businesses would need relocating if it was to be bought forward for alternative uses. Allocation for Employment use would support existing businesses within the plan period. Site would be suitable for housing if could relocate existing businesses. The size of the site prohibits Gypsy and Traveller use
SEC3-189	Waterfall Lane, Cradley Heath	Housing/ Employment	Employment	Selected for employment; Rejected for housing	This site was identified in the BEAR and was assessed for both housing and employment use. There is an opportunity to assemble the three adjoining sites which could accommodate up to 150 new dwellings. The mainly council owned site off Waterfall Lane could potentially be brought forward earlier. The other two sites would need existing businesses to be relocated. However, site investigations would need to be undertaken and known adverse ground conditions could seriously affect viability. Continued allocation for Employment uses would suitable but unrealistic within the plan period. The site is occupied and Council owned with no plans to relocate.
SEC3-22	Hale Trading Estate, Tipton	Housing/ Employment	Employment	Selected for employment; Rejected for housing	The site was identified in the BEAR and was assessed for housing and employment use. The opportunity for new employment is unlikely in the short to medium term given the general popularity of these fairly modern industrial units. The size of the site could accommodate around 8000sqm of new employment space. The existing employment allocation could therefore continue. In strict land use terms, a residential allocation would be more appropriate and could generate ca 120 dwellings. The site does not appear to be physically constrained and is in the vicinity of local services Preferred land use allocation is residential. This could be attractive to the landowner given potentially increased land values. The current Employment land allocation could continue given the popularity and occupation of the existing units.
SEC3-40	Newlyn Road, Cradley Heath	Housing/ Employment	Employment	Selected for employment; Rejected for housing	The site was identified in the BEAR and was assessed for housing and employment use. The SAD allocation for long term land use change from Employment to residential is ambitious but the preferred option. Relocation of existing businesses to achieve this is unlikely within the plan period so the BCP allocation for employment would also be consistent. Site is operating well and in multiple ownership making relocation a major issue so allocation for employment use is preferred.

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
SEC1-4	Severn Trent land off Roway Lane	Employment	Employment	Selected for employment	<p>Site identified through Call for Sites for employment use. The EDNA work found that it was potentially suitable for B2/B8 industrial use, subject to a layout being configured to create a scheme that is deliverable and utilises as much of the site as economically possible. The current allocation for Employment use is therefore appropriate, having previously been assessed as such with an amber rating given adverse land conditions.</p> <p>A residential allocation would also be appropriate, but the likelihood of adverse ground conditions could affect viability and deliverability. The need for buffer zones and additional site accesses could affect capacity.</p> <p>The site is not suitable to be allocated for Gypsy and Traveller use given it exceeds 1 hectare.</p> <p>Landowner submitted site for employment use.</p>
SH3	88/90 Dudley Rd West	Housing/ Employment	Housing	Rejected for housing; Rejected for employment	<p>This site was a residential allocation in the SAD, it was assessed for housing and employment use.</p> <p>Employment allocation would support existing users but in the longer term, land use change to residential would appear to be more viable.</p> <p>However, the site is no longer allocated for residential or employment use as there is no replacement available for the indoor cricket facility.</p>
SH4	Lower High Street (Station Hotel & Dunns Site)	Housing/ Employment	Housing	Selected for housing; Rejected for employment	<p>The site was identified by desktop survey.</p> <p>The site to the east has been recently redeveloped for housing at a density of 50 dwellings per hectare. Residential allocation would be consistent with this land use and take advantage of the sites' location close to public transport and connectivity to local services. A similar density could be applied.</p> <p>Redevelopment for employment use is considered unviable.</p> <p>Residential developed is considered to be an appropriate allocation on this site.</p>
SH5	Mill Street, Great Bridge	Housing	Housing	Selected for housing	Applications have been submitted for housing
SH6	Swan Lane, North of A41, West Bromwich	Housing	Housing	Selected for housing	Site has consent for 147 dwellings and has been implemented
SH7	The Boat Gauging House & Adjoining Land, Factory Road, Tipton	Housing/GTT S	Housing	Selected for housing; Rejected for GTTS	<p>The site was allocated in the SAD.</p> <p>The site assessment found good opportunity to introduce new residential units along with a refurbished former gauging house. Limited scope to accommodate new employment uses given site constraints.</p> <p>Site size and environment for residential use would not preclude an allocation for gypsy and travellers but viability would be questionable given the extant planning permission for housing.</p> <p>Residential allocation appropriate with limited scope for Gypsy and Traveller use.</p>

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
					Application submitted and granted consent for housing. Land owner not willing with regards to G&T use.
SH8	Alma Street, Wednesbury	Housing	Housing	Selected for housing	Site was allocated in the SAD, given that the landowner has stated that the existing site no longer meets operational demands, there is an opportunity to allocate it for residential purposes – with good prospects of bringing it forward in the short to medium term.
SH9	The Phoenix Collegiate, Friar Park Road, Wednesbury	Housing	Housing	Selected for housing	Site has consent for 84 dwellings.
SH62	Star and Garter, 252 Duchess Parade, West Bromwich	Housing	Housing	Selected for housing	Site has consent for 60 dwellings.
SH10	Tipton Conservative and Unionist Club, 64 Union St, Tipton	Housing	Housing	Selected for housing	The site is in a predominantly residential area and Planning Permission is in place. Residential development would therefore be the appropriate use. The introduction of employment uses within this residential area would not be appropriate. The site is not large enough for a gypsy/traveller site. Site has consent for residential use.
SH11	Sandwell District & General Hospital	Housing	Housing	Selected for housing	Site has consent for 121 dwellings.
35	Intersection House, 110 Birmingham Road, West Brom	Housing/ Employment	Housing	Rejected for housing; Rejected for employment	The site was allocated in the BCP for employment. The site assessment found the implementation of the planning consent for conversion of the former offices to 97 residential units would seem to maximise and optimise the opportunity presented by this site. Redevelopment at a high density would be appropriate but demolition costs could be prohibitive and would not be a sustainable solution. The building could be reused for office use or B1 employment uses but the market and viability is questionable. Redevelopment for employments use would not be a viable option given the limited site area. The allocation of the site for residential or employment use would be appropriate – reuse of the existing building for either use would be a more sustainable and viable option rather than redevelopment. Site has permission for change of use to residential.
36	Vacant Land Off Friardale Close, School Road, Carrington Road, Wednesbury	Housing	Housing	Rejected for housing	Part of Council house programme

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
38	173 Rolfe Street, Smethwick	Housing	Housing	Rejected for housing	Site has consent and building control notice submitted
40	Metro House 410-416 High Street West Bromwich	Housing	Housing	Rejected for housing	Consent for conversion
42	Land between St Pauls Road & Tollhouse Way	Housing	Housing	Rejected for housing	Consent for alternative use
43	Land adjacent Compton Grange, Whiteall Road, St Annes Road, Cradley Heath	Housing	Housing	Rejected for housing	Consent for development
44	Crosswells Road, Langley	Housing	Housing	Rejected for housing	Council house programme
45	164 Birmingham Road, West Bromwich	Housing/ Employment	Housing	Rejected for housing; Rejected for employment	Consent for conversion
46	5 Lombard Street West Bromwich	Housing	Housing	Rejected for housing	Consent for conversion
SH13	Silverthorne Lane/ Forge Lane Cradley Heath	Housing	Housing	Selected for housing	Site was allocated in the SAD. The site is considered appropriate for residential use in accordance with the allocation. This provides the opportunity for a comprehensive residential development with adjoining sites in a highly sustainable location on the edge of the Town Centre near the railway station. Industrial uses in this area to the west of Cradley Heath Town Centre are fading and the reintroduction of employment uses would not be appropriate as the area is transformed. The site is too large to be allocated as a gypsy/traveller site.
SH14	Langley Maltings, Western Road, Langley	Housing	Housing	Selected for housing	The site was allocated in the SAD for housing. Residential redevelopment would be the appropriate use to continue the land use transformation in this area in accordance with the current allocation. It is considered that the long-term continuation of the low value employment uses would be detrimental to the setting of the Listed building. The site is not considered suitable for a gypsy /traveller site due to the detrimental impact of this use on the Listed building.
SH15	Macarthur Road Industrial Estate, Cradley Heath	Housing	Housing	Selected for housing	The site was allocated in the SAD for residential development. Residential development would be the appropriate use to continue the residential

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
					<p>redevelopment of the former Woods Lane industrial estate in accordance with the Black Country Plan.</p> <p>The site is currently used for employment purposes and the use could be continued. However, it is considered that this would be detrimental to the residential amenity of new residents and the aspiration for the residential transformation of the area.</p> <p>The site is not considered suitable for a gypsy/traveller site due to its restricted site are</p>
SEC3-79	Land off Overend Road, Cradley Heath Business Park	Employment	Employment	Selected for employment	<p>The site has permission for industrial uses, the most recent in 2017 which has now been implemented. The site is 80% occupied by industrial uses with the River Stour acting as a buffer between residential to south.</p> <p>The site is allocated for local employment and given the nature of the northside of Overend Road (i.e. Predominantly industrial) residential use of this land is not appropriate and it should be safeguarded for employment.</p> <p>The continued allocation of the site for employment uses is therefore recommended</p>
SH16	Cradley Heath Factory Centre, Woods Lane, Cradley Heath	Housing	Housing	Selected for housing	<p>The site was allocated in the SAD for residential use.</p> <p>Residential development should be delivered in a comprehensive manner; otherwise, amenity issues emanating from historic uses may compromise residential use, unless sufficient mitigation between phases could be ensured.</p> <p>Redevelopment of the site close to the SLINC and the River Stour should be designed sensitively but should be orientated to overlook the open space.</p> <p>Redevelopment for employment uses is not considered to be appropriate given the wider strategy to achieve comprehensive residential development in this highly sustainable location.</p> <p>Similarly, allocation for Gypsy and Travellers use is not considered to be appropriate as the viability of comprehensive development would be heavily constrained, and as the site exceeds 1.0 hectare</p>
SH17	Land adj to Droicon Estate, Portway Road, Rowley Regis	Housing/GTTS	Housing	Selected for housing; Rejected for GTTS	<p>The site was identified through desktop survey, the site assessment found a residential allocation could allow the introduction of ca 25 units at a moderate density – creating over 50 new houses if this and the adjacent site come forward.</p> <p>Landowner not willing with regards to GTTS.</p>
SH18	STW/SMBC Land, Friar Park Road, Wednesbury	Housing/ Employment	Housing	Selected for housing; Rejected for employment	<p>SMBC with WMCA bringing site forward for residential use. A master plan is being produced.</p>

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
SEC3-193	Perrott Street/ Kitchener Street, Black Patch, Smethwick	Employment	Employment	Selected for employment	Residential use on this site is not suitable as it would be isolated in an employment area. Employment use is considered suitable as it could operate in isolation and is in keeping with the surrounding employment uses.
SH19	Land at Horseley Heath, Alexandra Road, and Lower Church Lane, Tipton	Housing/ Employment	Housing	Selected for housing; Rejected for employment	The site was allocated in the BCP for housing. The site is not currently in beneficial use. It has been allocated for housing in the Black Country Plan. Residential allocation may not be ideal on this site given the proximity of the Trading Estate, the scrapyard to the south and the anticipated ground contamination issues. Employment allocation may be a more suitable allocation though demand may be questionable as the site has been vacant for some time. Ground conditions would remain an issue for any industrial redevelopment. Site proposed for housing as considered suitable with mitigation.
SH20	Elbow Street, Old Hill	Housing/ Employment/ GTTS	Housing	Selected for housing; Rejected for employment; Rejected for GTTS	The site was allocated in the BCP for residential use. The site assessment found residential development would be the preferred use on this site and is a long-standing aspiration. The existing owner has expressed an interest in redevelopment for residential use so this should reduce issues with site assembly. The continuation of the employment use in this area would not be ideal within this predominantly residential area. The site is an ideal size for a gypsy/traveller site and is well located for local amenities. This would be a controversial use however within a relatively new residential area. Landowner was not a willing landowner with regards to GTTS.
SH21	Dudley Road East/Brades Road	Housing/ Employment	Housing	Selected for housing; Rejected for employment	Site was identified through the BEAR process; however further investigation found it to be a low value employment site. The site assessment considered the site for both residential and employment use. It is next to a site allocated for local employment land and is adjacent to a SLINC and Wildlife corridor that follows the existing canal on two boundaries. The site falls within the major consultation zone for a gas pipeline. Although the site is allocated for local employment land, subject to a new site being found for the relocation of businesses, the site is suitable for a residential development subject to a consultation with the Health and Safety Executive.
SH22	Tatbank Road, Oldbury	Housing/ Employment	Housing	Selected for housing; Rejected for employment	Residential redevelopment would be appropriate in this area and would continue new development from the south in this highly sustainable location near Rood End Local Centre and Langley Green Railway Station. This use is constrained by the existing employment uses, which would need to be relocated. Existing owners have stated that they have no intention to vacate except for an "interesting

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
					proposal". In addition, there are environmental factors to overcome such as the HSE allocation and potential access/noise issues.
SH23	28-64 High Street, West Bromwich	Housing	Housing	Selected for housing	Residential development in accordance with the allocation would be the appropriate use in this sustainable location on the edge of West Bromwich Town Centre with excellent public transport links. The existing landowner has expressed interest in developing the site over the next 5-10 years but for residential /retail. The retail element out of the Town Centre may not be supported so there may be delays in site delivery. Employment development would not be supported in this residential/commercial area with poor access. The site is considered too prominent for a gypsy/traveller site and the site area is marginal.
63	Site between Dudley St & Victoria St, Wednesbury	Housing/ Employment	Housing/ Employment	Rejected for housing; Rejected for employment	Site was identified through desk top survey, however landowner intentions are to remain in operation for the foreseeable future.
SH24	Cokeland Place / Graingers Lane, Cradley Heath	Housing	Housing	Selected for housing	Residential redevelopment in accordance with the allocation would be an appropriate use. This would be sustainable on the edge of Cradley Heath Town Centre with excellent public transport links. The owner has confirmed that he requires a density of over 100dph to release the site which may not conform with the character of the surrounding area. The residential use may need to await the clearance and remediation of other adjoining industrial sites due to issues of noise and air quality and this could delay delivery. Retention of the employment use would not be suitable as the longer-term aspiration for the whole area to the south of Cradley Heath Town Centre is for the traditional industrial uses to be replaced with residential uses. The site is not large enough in isolation for a gypsy traveller site.
SH25	Bradleys Lane / High Street, Tipton	Housing/ Employment	Housing	Selected for housing; Rejected for employment	Residential development would be suitable should the constraints of site assembly and land contamination be overcome and could provide a significant capacity estimated at 230 dwellings. However, the nuisance use (scrapyard) has expressed interest in remaining and is a difficult site to relocate which could preclude redevelopment. Site considered suitable with mitigation
SH26	Lower City Road, Oldbury	Housing/ Employment	Housing	Selected for housing; Rejected for employment	The site is allocated in the Black Country Plan for housing development and subject to overcoming the constraints of land remediation and site assembly there is the opportunity to exploit the canalside location. This would be an appropriate use for the site and would continue the residential transformation of the area started further south off Brades Rise. However, the site is currently used for employment purposes and the retention of this use would be suitable. There has been a mixed response from landowners with one expressing an interest in

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
					continuing operations on the site and another happy for residential, this may make site assembly difficult.
SH27	Site surrounding former Post office and Telephone exchange, Horseley Heath, Tipton	Housing/ Employment	Housing	Selected for housing; Rejected for employment	There is the opportunity to provide new comprehensive redevelopment in a highly sustainable location. The site is more likely to come forward comprehensively now that the informal open space within the site to the north has been released for development as it is no longer required for a Metro car park.
SH28	Friar Street, Wednesbury	Housing/ Employment	Housing	Selected for housing; Rejected for employment	Should a suitable relocation site be identified along with financial support, there is a good opportunity to remove a non - conforming use in this mainly residential area and thereby improve local amenity. The site is well connected to local schools and services. The loss of operational employment land would be offset by the potential to introduce ca 45 new homes.
SH29	Used Car Sales site on corner of Lower Church Lane and Horseley Heath, Tipton	Housing/ Employment	Housing	Selected for housing; Rejected for employment	The site is allocated in the Black Country Plan for housing development and this would be the appropriate use in the surrounding area in accordance with the current allocation. However, the site is currently used for motor uses and this use could be continued. The occupier has recently obtained Planning Permission to extend the use so this intention to remain may preclude residential development in the medium term
71	Grafton Lodge, Grafton Road, Oldbury	Housing	Housing	Rejected for housing	Council house programme
74	The Corner of Great Bridge & Richmond Street South	Employment	Housing/ Employment	Rejected for employment	Site too small
SH30	Land to east of Black Lake, West Bromwich	Housing/ Employment	Housing	Selected for housing; Rejected for employment	Residential redevelopment of this site would be appropriate despite the loss of local employment as residential redevelopment is ongoing alongside Black Lake. Site owners however are divided on their future intentions. Some have mentioned remaining for 10 years so this could have implications for the speedy delivery of the site and allocation may need to be considered. The site is currently used for local employment purposes and could be retained for this purpose though not ideal as the area is transforming for residential use
SH31	Summertown Road, Oldbury	Housing/ Employment/ GTTs	Housing	Selected for housing; Rejected for employment; Rejected for GTTs	Residential redevelopment is ongoing to the south of the canal and would be appropriate in this location. A capacity of 32 dwellings has been suggested. However, there are existing employment uses on this site and some owners have expressed interest in remaining on the site. This could delay/preclude site assembly for residential redevelopment. The existing use for employment use could be continued in this location though this is not ideal as the local area is transforming to residential use. The site meets the criteria for a gypsy /traveller

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
					facility though this would be controversial opposite a relatively new housing Estate off Brades Rise Land owner not willing with regards to GTTS use.
SH32	Bank Street (West), Hateley Heath	Housing/ Employment/ GTTS	Housing	Selected for housing; Rejected for employment; Rejected for GTTS	The use of the site for residential purposes is considered suitable. A capacity of 43 dwellings has been suggested. The landowner has proposed residential development on the site and has confirmed that he has is willing for this to proceed on completion of the existing lease in 2024. Industrial use would be appropriate as the site is currently used for local employment uses. However, residential use would be more appropriate as the area to the north of Church Lane is under transformation for residential purposes. The site meets the criteria for a gypsy and traveller site though it is a prominent site on a busy road and would not be an ideal use in this location. The landowner was contacted but was not willing with regards to the site with regards to GTTS.
SH33	Wellington Road, Tipton	Housing/ Employment/ GTTS	Housing	Selected for housing; Rejected for employment; Rejected for GTTS	The redevelopment of the site for residential purposes is considered suitable within this area. The landowner is willing to relocate his business. The capacity of the site has been estimated as 31, a moderate density. The site is currently used for local employment uses and could be retained for this purpose though the existing owner has expressed interest in relocating and the surrounding area is generally residential. The site does meet the criteria for a gypsy/traveller facility though it is a relatively prominent location. However the landowner was not willing with regards to their site being developed for GTTS
SH34	Brandhall Golf Course	Housing	Housing	Selected for housing	The site is considered suitable for residential development though the capacity is restricted by the need to overcome Policy and environmental concerns and the need to accommodate a replacement school. The development is controversial in the local area given the loss of the open space though there is no formal allocation on the majority. There may therefore be a requirement to provide a substantial park as part of any redevelopment. The Cabinet of the Council decided in November 2022 that the development should comprise 5ha of housing and a park of 27ha. This restricts the housing capacity of the site. The site is not considered suitable for industrial use within this predominantly residential area where access would need to be gained through residential Estates. In theory part of the site could be reserved for a gypsy and traveller site but it is considered that this would be detrimental to the attractiveness of this already complicated site.

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
SH35	Rattlechain Site Land to the north of Temple Way, Tividale	Housing	Housing	Selected for housing	It is considered that subject to the resolution of constraints of ground contamination, environmental concerns, and Policy issues the development for residential purposes would be suitable. The accommodation of these constraints which have still partly to be determined would reduce the site area for development. It is not considered appropriate to restore the historic employment use in this predominantly residential area. Gypsy/traveller use is not suitable given the size of the site
SH36	Land between Addington Way and River Tame, Temple Way	Housing/ Employment/ GTTS	Housing	Selected for housing; Rejected for employment; Rejected for GTTS	Although there are issues with the ground conditions and historic industrial uses to overcome, the site is considered suitable for residential redevelopment. There is the potential for development with the adjoining larger site, which would provide an increased capacity and bring disused land back into beneficial use. The site is currently neglected former industrial land. Restoration of this use is not considered appropriate in this predominantly residential area. The site is appropriate in terms of site area as a gypsy/traveller site though may be isolated. However, discussions are on going with adjoining landowners which means the site is not available for use by GTTS.
SH37	Edwin Richards Quarry, Portway Road, Rowley Regis	Housing	Housing	Selected for housing	Site has consent for residential development.
SEC3-66	Soho Foundry	Employment	Employment	Selected for employment	There is an opportunity for new employment development (mixed use) within the site possibly using an existing access from Foundry Lane. Due regard would need to be given to the high level of statutorily protected structures within the site. It is accepted that the future of the site is somewhat dependent on introducing a high quality, mixed use heritage led, regeneration programme. However, the proximity of established, viable, albeit low value employment uses, precludes residential development. The site is poorly connected to local services and the presence of adverse noise and air quality conditions would create a poor residential environment. The continued allocation of this site and the wider area for employment, would protect existing businesses and prevent loss of jobs. It will also continue to accommodate relocation of displaced businesses arising from the residential land use allocation around the Rolfe Street area. The site is not considered suitable for gypsy and traveller use as it does not meet selection criteria.
SH38	Brades Road, Oldbury	Housing/ Employment	Housing	Selected for housing; Rejected for employment	The site was identified through the Call for Sites process for residential use. The site assessment considered the site for residential use and found that the site has limited constraints that could be resolved with mitigation measures.

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
					The site is currently a mix of residential property and commercial and poor quality vacant land; a comprehensive residential scheme could provide opportunity to address the canal frontage and improve access to the canal. The industrial land to the west is severed by the canal and there is an existing robust boundary with established trees adjacent the works on Brades Road, which would address amenity issues. The site is partially constrained by the presence of a gas pipeline, which may impact on the density, but this is unlikely to be overly restrictive given that the site falls within a HZE middle zone.
SM1	Chances Glassworks	Housing/ Employment	Mixed-use	Selected for mixed use	The current proposals look to provide approximately 275 dwellings, 7,500sqm of office floor space and a 500sqm Heritage Centre on the site. An allocation for a mix of Employment and Residential use is considered appropriate and support the plans for a Heritage led regeneration programme.
SH40	Langley Swimming Centre, Vicarage Road, Oldbury	Housing	Housing	Selected for housing	Opportunity to redevelop the site for housing – existing swimming baths no longer required since construction and opening of the Sandwell Aquatic Centre in the vicinity of this site Site not suitable for Gypsy and Traveller Use by way of site area. Employment use not appropriate given that this is a predominantly residential area.
SH41	North Smethwick Canalside	Housing	Housing	Selected for housing	Part of the Rolfe Street, Canalside Regeneration
SH42	Forge Put, junction Franchise Street and Beebee Ro	Housing	Housing	Selected for housing	The site is a brownfield site that is no longer in beneficial use. Residential use would be the appropriate redevelopment on this site surrounded by residential dwellings ideally in combination with the adjoining car dealers. The ground conditions may require investigation though this is unlikely to preclude development. Employment uses would not be appropriate in this area and the site is not large enough for a gypsy/traveller site.
SEC1-3	Land at Birchley Island, Junction 2 of M5, Oldbury	Employment	Employment	Selected for employment	The site was submitted through the Call for Sites process for employment use and assessed through the EDNA. This found that it is potentially suitable for high quality employment space and is a site that should be prioritised for development due to its location, size and potential massing opportunity. The site is allocated for high quality employment and has historically benefited from permission for office uses/casino/hotel uses the most recent in 2015 for a restaurant/public house use expired in October 2018. The proximity of the M5 junction 2 which is known to be a high air quality area, pollution and noise are key environmental considerations. It should be safeguarded for employment use.

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
110	Bloomfield Road Amenity Space	Housing/ Employment	Housing	Rejected for housing; Rejected for employment	Site not available and not in line with spatial strategy
118	Constance Avenue Open Space	Housing	Housing	Rejected for housing	Site not available and not in line with spatial strategy
120	Darbys Hill Open Space	Housing	Housing	Rejected for housing	Site not available and not in line with spatial strategy
132	Lily Street Open Space	Housing	Housing	Rejected for housing	Site not available and not in line with spatial strategy
137	Poppy Drive Open Space	Housing	Housing	Rejected for housing	Site not available and not in line with spatial strategy
140	Timbertree Crescent Open Space	Housing	Housing	Rejected for housing	Site not available and not in line with spatial strategy
142	Wylde Crescent Open Space	Housing	Housing	Rejected for housing	Site not available and not in line with spatial strategy
SH43	Land off Tanhouse Avenue, Great Barr	Housing	Housing	Selected for housing	Site submitted through the Call for Sites process for residential use. The original site assessment considered the site for residential use and found there are three red ratings for this site relating to views, loss of accessible greenspace and greenfield. This loss could be outweighed by the public benefits of development. Amber ratings relating to loss of public open space and habitat can be overcome through appropriate mitigation measures and planning conditions. The site has since been reassessed to take account of the RSPB access road dissecting the site, the ecological survey, which indicated that the western part of the site had more ecological value. It is felt that the eastern part of the site could be developed for housing with mitigation and BNG for the loss of the SLINC be directed the western part of the site. The boundary of the Green Belt would therefore not change.
SH44	Wyndmill crescent, West Bromwich	Housing	Housing	Selected for housing	Council house programme
SH47	Site Of Former Stone Cross Neighbourhood Office	Housing	Housing	Selected for housing	Consent for residential
SM3	Evans Halshaw car showroom, Carters Green	Mixed-use (housing/ commercial)	Mixed-use	Selected for mixed use	Part of the West Bromwich Master Plan and Interim Statement

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
SH49	St Johns St, Carters Green	Housing	Housing	Selected for housing	Part of the Carters Green vision
SM4	Army Reserve, Carters Green	Mixed-use (housing/ commercial)	Mixed-use	Selected for mixed use	Part of the Carters Green vision
SH50	Tentec, Guns Lane	Housing	Housing	Selected for housing	Consent for residential development
SH51	Providence Place/ Bratt St	Housing	Housing	Selected for housing	Part of the West Bromwich Master Plan and Interim Statement
SM5	Cultural Quarter, West Bromwich	Mixed-use (housing/ food and beverage/ community/ leisure)	Mixed-use	Selected for mixed use	Part of the West Bromwich Master Plan and Interim Statement
SM6	Queens Square Living, West Bromwich	Mixed-use (housing/ retail/ offices/ community/ leisure)	Mixed-use	Selected for mixed use	Part of the West Bromwich Master Plan and Interim Statement
SM7	West Bromwich Central	Mixed-use (housing/ retail/ offices/ educational/ food and beverage/ community/ leisure/ health)	Mixed-use	Selected for mixed use	Part of the West Bromwich Master Plan and Interim Statement
SH52	Overend Street, West Bromwich	Housing	Housing	Selected for housing	The appropriate use of the site would be residential on the edge of the Town Centre with excellent transport links. Delivery of the site will be constrained by the need to relocate the existing businesses. Employment uses would not be appropriate on the edge of the centre with poor access.
SM8	George Street Living	Mixed-use (housing/	Mixed-use	Selected for mixed use	Part of the West Bromwich Master Plan and Interim Statement

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
		community/leisure)			
SH53	Grove Lane/ Cranford Street/ London Street	Housing	Housing	Selected for housing	Part of the Grove Lane Master Plan
SH54	Cranford Street / Heath Street / Canal	Housing	Housing	Selected for housing	Part of the Grove Lane Master Plan
SH55	Cape Arm Cranford Street	Housing	Housing	Selected for housing	Part of the Grove Lane Master Plan
SH56	Moilliett Street Park - Grove Lane masterplan	Housing	Housing	Selected for housing	Part of the Grove Lane Master Plan
SH57	Grove Street / MMUH / School - Grove Lane MP	Housing	Housing	Selected for housing	Part of the Grove Lane Master Plan
SH58	Abberley Street Grove Lane Master Plan	Housing	Housing	Selected for housing	Part of the Grove Lane Master Plan
SG1	Extension to Caravan Site, Brierley Lane, Bilston	GTTS	G&T	Selected for GTTS	The site was previously considered for use as an extension to the extant GTTS on adjacent land and has now been brought forward as the BCP provided an opportunity to allocate it.
188	Land Between No.32 And George Betts School, West End Avenue, Smethwick	Housing	Housing	Rejected for housing	Council house programme
189	Hawes Lane, Rowley Regis	Housing	Housing	Rejected for housing	Council house programme
SH59	Beever Road, Great Bridge	Housing	Housing	Selected for housing	Council house programme
191	Former Sunlight Laundry, Stanhope Road, Smethwick	Housing	Housing	Rejected for housing	Council house programme
SH61	Thandi Coach Station, Alma Street, Smethwick	Housing	Housing	Selected for housing	Consent for residential development.
SEC1-1	Whitehall Road, Tipton	Employment	Employment	Selected for employment	Site lies within Tennants Distribution inner zone, making it unsuitable for residential development.
SEC1-8	Legacy 43, Ryder Street, West Bromwich	Employment	Employment	Selected for employment	The area is mainly industrial and the introduction of further employment land into the area would be acceptable.

Site reference	Site address	Site use (as assessed in R18 SA)	Site use (as assessed in R19 SA)	Selected / rejected	SMBC's outline reason for selection / rejection
SEC1-5	Land at Coneygre, Newcomen Drive, Tipton	Employment	Employment	Selected for employment	Site suitable for employment use. The site was put forward as employment Call for Site submission in the BCP and assessed as part of the EDNA which found it was suitable for employment development. The site was recently granted planning permission for B2/B8 development.
SEC1-6	Land off Brandon Way, West Bromwich	Employment	Employment	Selected for employment	It was a vacant employment site that has planning permission for B2/B8 development and part of it has now been built out for employment uses.
SEC1-2	British Gas, Land off Dudley Road, Oldbury	Employment	Employment	Selected for employment	The mineshafts and pipe are considerable obstacles to development. The ecological condition of the site is unknown, but the presence of many semi-mature trees indicates that the site has been untouched for many years and may well now contain protected species. The immediate road network is not suitable for safe cycling. The surrounding uses would be compatible with this site as employment land.
SEC1-7	Site off Bilport Lane, Wednesbury	Employment	Employment	Selected for employment	This was identified in the EDNA and scored well. The site is surrounded on all sides by employment uses and therefore residential would be inappropriate.
SM2	Lion Farm Playing Fields, Oldbury	Mixed-use (including housing, employment and open space)	Mixed-use	Selected for mixed use	The site assessment assessed found a mix of Housing and Employment was suitable – The preferred uses would be a combination of residential (ca 200 units on 4.2 ha) employment (ca 6000 sqm on 2ha) retaining 5 sports pitches with changing facilities and car parking (on 5 ha) and retaining existing woodland
SH45	Site of 30-144 Mounts Road, Wednesbury	Housing/ Employment	Housing	Selected for housing; Rejected for employment	Decision pending planning permission for 45 homes
SH63	192-200 Dudley Road, Oldbury	N/A	Housing	Selected for housing	Submitted through Call for Sites process
SH65	Smethwick Police Station, Piddock Road, Smethwick	N/A	Housing	Selected for housing	Submitted through Call for Sites process
SH64	Windmill House, Windmill Lane, Smethwick	N/A	Housing	Selected for housing	Submitted through Call for Sites process
SH66	Wednesbury Police Station, Albert Street, Wednesbury	N/A	Housing	Selected for housing	Submitted through Call for Sites process



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