

Sandwell Local Plan 2024–2041 Proposed Main Modifications

Sustainability Appraisal of the Main Modifications

January 2026



LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

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Contents

Executive summary	iii
1 Introduction	1
1.1 Context.....	1
1.2 Purpose of this report	1
1.3 The Sandwell Local Plan and SA process.....	2
1.4 Submission and Examination of the Sandwell Local Plan	2
1.5 Structure of this report	3
2 Methodology	4
2.1 Introduction	4
2.2 The appraisal process	5
2.3 Significance	7
3 Appraisal of the Main Modifications: updated policies	9
3.1 Introduction	9
3.2 MM5: Policy SDS1 – Spatial Strategy for Sandwell	10
3.3 MM7: Policy SDS3 – Regeneration in Sandwell	13
3.4 MM8: Policy SDS4 – Towns and Local Areas	15
3.5 MM9: Policy SDS5 – Achieving Well-Designed Places.....	17
3.6 MM35: Policy SHO1 – Delivering Sustainable Housing Growth	20
3.7 MM45: Policy SEC1 – Providing for Economic Growth and Jobs	23
3.8 MM48: Policy SCE1 – Sandwell’s Centres.....	26
3.9 MM51: Policy SWB1 – West Bromwich Town Centre	28
3.10 MM52: Policy SWB2 – Development in West Bromwich	29
3.11 MM74: Policy SDM6 – Hot Food Takeaways	31
4 Appraisal of the Main Modifications: new policies	34
4.1 Introduction	34
4.2 MM79: Policy SSH1 – Edwin Richards Quarry	35
4.3 MM80: Policy SSH2 – Friar Park.....	37
4.4 MM81: Policy SSH3 – Rattlechain and Land between Addington Way and River Tame	39
4.5 MM82: Policy SSH4 – North Smethwick Canalside	41
4.6 MM84: Policy SSH5 – Abberley Street.....	43
4.7 MM85: Policy SSH6 – Cape Arm Cranford Street.....	45
4.8 MM86: Policy SSH7 – Cranford Street / Heath Street / Canal	47
4.9 MM87: Policy SSH8 – Grove Lane / Cranford Street / London Street	49
4.10 MM88: Policy SSH9 – Grove Street / MMUH.....	51
4.11 MM89: Policy SSH10 – Moilliett Street Park	53
4.12 MM91: Policy SSM1 – Lion Farm.....	55
4.13 MM93: Policy SSM2 – Cultural Quarter	57
4.14 MM94: Policy SSM3 – George Street Living	59
4.15 MM95: Policy SSM4 – Queens Square.....	61

4.16	MM96: Policy SSM5 – West Bromwich Central	63
4.17	MM98: Policy SSE1 – Coneygree Business Park (Open Land)	65
5	Conclusions	68
5.1	Evaluation of the Main Modifications	68
5.2	Next steps	70
Appendix A: SA Framework		A1
Appendix B: Initial evaluation of Main Modifications		Bi

Boxes

Box 2.1: Schedule 1 of the SEA Regulations	4
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Tables

Table 2.1: Objectives of the SA Framework	6
Table 2.2: Guide to terms used in the significance matrix	8

Acronyms and abbreviations

ALC	Agricultural Land Classification
AM	Additional Modification
AQMA	Air Quality Management Area
BMV	Best and Most Versatile
BNG	Biodiversity Net Gain
GHG	Greenhouse Gas
GI	Green Infrastructure
HGV	Heavy Goods Vehicle
MIQs	Matters, Issues and Questions
MM	Main Modification
MMUH	Midland Metropolitan University Hospital
PM	Policies Map Modification
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SLINC	Site of Local Importance for Nature Conservation
SLP	Sandwell Local Plan
SMBC	Sandwell Metropolitan Borough Council
SPZ	Source Protection Zone

Executive summary

Purpose of this report

- E1 This SA report appraises the Schedules of Proposed Main Modifications to the Sandwell Local Plan (SLP) (December 2025) that have been prepared by Sandwell Metropolitan Borough Council (SMBC). The Main Modifications to the SLP, which will cover the period from 2024 to 2041, have been put forward by SMBC in response to the Local Plan Inspector's Matters, Issues and Questions (MIQs), notes and letters received throughout the examination process.
- E2 The Council's proposed schedule of Main Modifications is set out in **Appendix B** of this report. **Appendix B** includes the results of an assessment which has been prepared to understand the sustainability performance implications of each modification. All proposed modifications have been assessed in the same way using the same methodology that has been utilised throughout the entire SA process at each stage of plan making.
- E3 Where the assessment identifies that a modification does not result in a change in sustainability performance when compared to the original plan prior to modification, the findings are reported within the table in **Appendix B**. Where a modification is identified as resulting in a change in sustainability performance, or constitutes a significant change to a policy or site proposal, the new material has been evaluated in the main body of this report (**Chapter 3** and **4**) using the SA Framework to ensure consistency of assessment approach.
- E4 Schedules of 'Additional Modifications' and 'Policies Map Modifications' have also been prepared by SMBC, which relate to inconsequential changes such as formatting, grammar and accessibility corrections. Nonetheless, for completeness, all proposed modifications have been evaluated in **Appendix B**.

Assessment findings

- E5 SMBC has proposed a total of 105 Main Modifications, 67 Additional Modifications and 15 Policies Map Modifications to the SLP as submitted. This includes a number of modifications to SLP policies that were assessed in the Regulation 19 SA, and 16 new policies setting out site-specific details for existing allocations.
- E6 Each proposed modification has been evaluated in **Appendix B** to understand if the modification would lead to changes in predicted sustainability performance. This assessment process has identified that the majority of proposed modifications do not change the SA performance compared to that reported in the Regulation 19 SA. The following 26 modifications represent changes, either modified or new, to plan content. Each has been appraised accordingly using the SA Framework:

10 updated policies:

- MM5: Policy SDS1 – Spatial Strategy for Sandwell.

- MM7: Policy SDS3 – Regeneration in Sandwell.
- MM8: Policy SDS4 – Towns and Local Areas.
- MM9: Policy SDS5 – Achieving Well-Designed Places.
- MM35: Policy SHO1 – Delivering Sustainable Housing Growth.
- MM45: Policy SEC1 – Providing for Economic Growth and Jobs.
- MM48: Policy SCE1 – Sandwell's Centres.
- MM51: Policy SWB1 – West Bromwich Town Centre.
- MM52: Policy SWB2 – Development in West Bromwich.
- MM74: Policy SDM6 – Hot Food Takeaways.

16 new policies:

- MM79: Policy SSH1 – Edwin Richards Quarry.
- MM80: Policy SSH2 – Friar Park.
- MM81: Policy SSH3 – Rattlechain and Land between Addington Way and River Tame.
- MM82: Policy SSH4 – North Smethwick Canalside.
- MM84: Policy SSH5 – Abberley Street.
- MM85: Policy SSH6 – Cape Arm Cranford Street.
- MM86: Policy SSH7 – Cranford Street / Heath Street / Canal.
- MM87: Policy SSH8 – Grove Lane / Cranford Street / London Street.
- MM88: Policy SSH9 – Grove Street / Midland Metropolitan University Hospital (MMUH).
- MM89: Policy SSH10 – Moilliett Street Park.
- MM91: Policy SSM1 – Lion Farm.
- MM93: Policy SSM2 – Cultural Quarter.
- MM94: Policy SSM3 – George Street Living.
- MM95: Policy SSM4 – Queens Square.
- MM96: Policy SSM5 – West Bromwich Central.
- MM98: Policy SSE1 – Coneygree Business Park (Open Land).

- E7 The SA findings for each of the components listed above (in **paragraph E6**) are presented in the main body of this report. The appraisal has identified that the Main Modifications are unlikely to result in any significant effects.
- E8 Of the ten updated policies, four (MM9, MM48, MM51 and MM74) primarily provide additional clarification or introduce limited new criteria, including support for high-quality design, green and blue infrastructure, and the protection and enhancement of cultural heritage. Collectively, these updates are expected to result in minor positive effects for biodiversity and the historic environment (SA Objectives 1 and 3), while not altering the original policy intentions or the overall SA findings.
- E9 Six of the updated policies (MM5, MM7, MM8, MM35, MM45 and MM52) relate to changes in housing and/or employment figures, reflecting updated housing supply, windfall rates, removal of discounting, planning permissions, and past completions. These updates do not introduce new site allocations, alter the spatial strategy, or change the distribution or type of development proposed through the SLP. The assessment of these policies against the high-level SA Framework remains consistent with the Regulation 19 SA.

-
- E10 The 16 new site allocation policies have been introduced to provide site-specific guidance for allocations already assessed in the Regulation 19 SA. The assessments of these policies are based on the post-mitigation findings carried out as part of the Regulation 19 SA. For most sites, the introduction of site-specific policies does not change the original assessment; however, a small number introduce additional requirements that are expected to deliver further minor positive effects for biodiversity, heritage, health and wellbeing, equality and the economy (SA Objectives 1, 2, 3, 11, 12 and 14). Although there are some increases and decreases in housing numbers, these changes do not introduce any new significant effects compared to those reported at the Regulation 19 SA stage.
- E11 Overall, the Main Modifications are not expected to alter the residual effects of the SLP identified in the Regulation 19 SA.

Summary

- E12 Overall, the amended policies introduced through the Main Modifications are expected to improve the sustainability performance of the SLP or result in no significant change with regard to sustainability.
- E13 The modifications would not be expected to alter the overall residual effects of the SLP identified in the Regulation 19 SA Report and SA Addendum.

1 Introduction

1.1 Context

- 1.1.1 Lepus Consulting Ltd (Lepus) has prepared this Sustainability Appraisal (SA) Report, incorporating the requirements of Strategic Environmental Assessment (SEA), of the proposed Main Modifications to the Sandwell Local Plan (2024-2041) as submitted¹, on behalf of Sandwell Metropolitan Borough Council (SMBC).
- 1.1.2 This SA Report has appraised the Main Modifications as presented within the 'Sandwell Local Plan Examination in Public Main Modifications' (December 2025)².

1.2 Purpose of this report

- 1.2.1 This Main Modifications SA Report supplements the earlier SA outputs prepared throughout the iterative SA process alongside the preparation of the Sandwell Local Plan (SLP). This approach enables the Council to demonstrate that it has identified, described and evaluated reasonable alternatives during the making of the SLP.
- 1.2.2 This report follows on from the Regulation 19 SA Report (2024)³ and subsequent Addendum (2025)⁴, and the previous SA outputs as summarised in **section 1.3**.
- 1.2.3 This SA Report has been prepared in order to consider the Main Modifications to the SLP, put forward by SMBC in response to the Inspector's Matters, Issues and Questions (MIQs), notes and letters received throughout the examination process. This SA Report focuses on whether the proposed Main Modifications will change the assessment of effects as described in the earlier SA reports and whether the conclusions of the previous SA reports remain valid in light of the proposed modifications.
- 1.2.4 This SA Report does not reproduce the contents of the earlier SA reports and should be read in conjunction with them. All proposed modifications have been assessed against the SA Framework set out in **Appendix A**. The methodology for the appraisal process is the same as that used at all earlier stages. This report does not reproduce the full SA methodology for undertaking the assessment of potential effects; however, a summary of the SA methodology is provided in **Chapter 2** for ease of reference.
- 1.2.5 All Main Modifications have been evaluated through the SA process, and the findings are set out in **Appendix B** of this report. Further assessment has been undertaken where necessary.

¹ Sandwell Metropolitan Borough Council (2024) Sandwell Local Plan 2024-2041. Submission Version. Available at: <https://www.sandwell.gov.uk/downloads/file/3531/sandwell-local-plan-reg-19-submission-version> [Date accessed: 04/11/25]

² Sandwell Metropolitan Borough Council (2025) Sandwell Local Plan Examination in Public. Main Modifications [Version dated 16/12/25]

³ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report. Volume 1, 2 and 3. September 2024. Available at <https://www.sandwell.gov.uk/planning-planning-policy/sandwell-local-plan-examination/4> [Date accessed: 04/11/25]

⁴ Lepus Consulting (2025) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Addendum to the Regulation 19 SA to support the Examination of the SLP, April 2025. Available at: <https://www.sandwell.gov.uk/downloads/file/4259/sa-ed51-sandwell-sa-addendum-22-04-25> [Date accessed: 04/11/25]

1.3 The Sandwell Local Plan and SA process

1.3.1 This Main Modifications SA Report forms the latest stage of a series of reports that have been prepared to document the iterative SA process. Such an approach enables the Council to demonstrate that it has identified, described and evaluated reasonable alternatives during the making of the Local Plan. To date, this has included:

- The **SA Scoping Report** (January 2023)⁵ set the criteria for assessment, established the baseline data and provided an overview of key sustainability issues.
- The **Regulation 18 (I) Issues and Options SA Report** (January 2023)⁶ included an evaluation of the vision and draft objectives of the SLP and set out recommendations for SMBC to consider in the SLP process.
- The **Regulation 18 (II) Draft Plan SA Report** (October 2023)⁷ set out the appraisal of reasonable alternatives for the overall distribution of housing, employment and Gypsy and Traveller growth in the Plan area, as well as reasonable alternative development sites and draft policies.
- The **Regulation 19 SA Report** (September 2024)⁸ included a summary of the SA process to date and was prepared to meet the requirements of an SEA Environmental Report. It also included the evaluation of four additional reasonable alternative sites that had come forward since the Regulation 18 (II) Consultation.
- The **Addendum to the Regulation 19 SA** (April 2025)⁹ included the evaluation of three proposed modifications to the Regulation 19 Publication version of the SLP relating to one additional site allocation, and changes to the wording of two SLP policies.

1.4 Submission and Examination of the Sandwell Local Plan

1.4.1 The Sandwell Local Plan (2024-2041) was submitted to the Secretary of State for public examination on 11th December 2024¹⁰.

1.4.2 The Local Plan Week 1 examination hearing sessions were held between 15th and 18th July 2025, and the Week 2 and 3 hearings between 23rd September and 3rd October 2025.

⁵ Lepus Consulting (2023) Sustainability Appraisal of the Sandwell Local Plan: Scoping Report. Available at: <https://www.sandwell.gov.uk/downloads/file/896/sandwell-local-plan-issues-and-options-sustainability-appraisal-scoping-report> [Date accessed: 04/11/25]

⁶ Lepus Consulting (2023) Sustainability Appraisal of the Sandwell Local Plan – Regulation 18: Issues and Options, January 2023. Available at: <https://www.sandwell.gov.uk/downloads/file/893/sandwell-local-plan-issues-and-options-sustainability-appraisal> [Date accessed: 04/11/25]

⁷ 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: 04/11/25]

⁸ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041: Regulation 19 SA Report Volume 1-3. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/download/991/sandwell-local-plan-reg19-consultation-documents> [Date accessed: 04/11/25]

⁹ Lepus Consulting (2025) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Addendum to the Regulation 19 SA to support the Examination of the SLP, April 2025. Available at: <https://www.sandwell.gov.uk/downloads/file/4259/sa-ed51-sandwell-sa-addendum-22-04-25> [Date accessed: 04/11/25]

¹⁰ Sandwell Metropolitan Borough Council (2025) Sandwell Local Plan Examination. Available at: <https://www.sandwell.gov.uk/planning-planning-policy/sandwell-local-plan-examination> [Date accessed: 04/11/25]

1.4.3 The Inspector wrote to the Council on 9th October 2025 regarding the modifications that will need to be made to make the Local Plan sound¹¹. The Council has responded to these matters and updated the SLP as set out in the Schedule of Proposed Main Modifications to the Sandwell Local Plan (December 2025). This report provides an SA assessment of these proposed modifications.

1.4.4 The Schedules of proposed Main, Additional and Policies Map Modifications prepared by SMBC are listed in **Appendix B**.

1.5 Structure of this report

1.5.1 This report is structured as follows:

- **Chapter 1:** Introduction;
- **Chapter 2:** Methodology;
- **Chapter 3:** Evaluation of the Main Modifications relating to updated policies identified in **Appendix B** to require more detailed re-appraisal;
- **Chapter 4:** Evaluation of the Main Modifications relating to new policies;
- **Chapter 5:** Conclusions;
- **Appendix A:** SA Framework; and
- **Appendix B:** Initial evaluation of the Schedules of Main, Additional and Policies Map Modifications.

¹¹ Jack, C. (2025) Post-Hearings Letter to Sandwell Metropolitan Borough Council, 09 October. Available at: <https://www.sandwell.gov.uk/downloads/file/4819/saed84-sandwell-inspector-s-post-hearing-advice-letter> [Date accessed: 04/11/25]

2 Methodology

2.1 Introduction

- 2.1.1 This chapter provides an overview of the SA methodology used to inform the identification and assessment of potential effects in the SA process. The detailed SA Methodology is provided in the SA reports which accompanied the previous SLP stages.
- 2.1.2 The SA process uses geographic information, the SA Framework (**Appendix A**) and established standards (where available) to help make the assessment decisions transparent and robust.
- 2.1.3 The appraisal process considers the level of significance of the effects identified. To do so, it draws on criteria for determining significance of effects in Schedule 1 of the SEA Regulations¹² (Annex II of the SEA Directive) (see **Box 2.1**). Any assessment rated as 'negligible' cannot constitute a significant effect.

Box 2.1: Schedule 1 of the SEA Regulations

Criteria for determining the likely significance of effects referred to in the SEA Regulations

The characteristics of plans and programmes, having regard, in particular, to

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- environmental problems relevant to the plan or programme; and
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste- management or water protection).

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects;
- the cumulative nature of the effects;
- the transboundary nature of the effects;
- the risks to human health or the environment (e.g. due to accidents);
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage;
 - exceeded environmental quality standards or limit values;
 - intensive land-use; and
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

¹² The Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations). Available at: <https://www.legislation.gov.uk/uksi/2004/1633/contents/made> [Date accessed: 06/01/26]

2.2 The appraisal process

- 2.2.1 The first stage in the appraisal process is to assess each proposed Main Modification against the earlier findings of the SA process in order to reach conclusions about whether the modification is likely to result in a change to the previous assessment findings. The findings of this process are presented in **Appendix B**.
- 2.2.2 All proposed modifications have been assessed in the same way. Findings are expressed in terms of whether the proposed modification is deemed to perform in the same way as prior to being modified, at the Regulation 19 SA report stage, or whether the proposed modification represents content that was previously not appraised or which might lead to significant effects depending on the results of evaluation in the SA process. SA findings for Main Modifications that fall into the latter category are presented in **Chapter 3** and **4** of this report.
- 2.2.3 The Local Plan has been assessed against the SA Framework, which is presented in full in **Appendix A**. The SA Framework is comprised of SA Objectives and decision-making criteria. Acting as yardsticks of sustainability performance, the SA Objectives are designed to represent the topics identified in Schedule 2 of the SEA Regulations¹³ (Annex 1(f) of the SEA Directive). Including the SEA topics in the SA Objectives helps ensure that all of the environmental criteria of the SEA Directive are included. Consequently, the SA Objectives reflect all subject areas to ensure that the assessment process is transparent, robust and thorough.
- 2.2.4 For the SA of the SLP, the SA Framework comprises 14 SA Objectives. For ease of reference, the SA Objectives and their relevance to the SEA topics are set out in **Table 3.1**.
- 2.2.5 Each SA Objective is considered when appraising every site, policy and reasonable alternative in the SA process. It is important to note that the order of SA Objectives in the SA Framework does not infer prioritisation. The SA Objectives are at a strategic level and can potentially be open-ended. In order to focus each objective, decision making criteria are presented in the SA Framework to be used during the appraisal of policies and sites (see the full SA Framework in **Appendix A**).

¹³ Schedule 2 of the SEA Regulations identifies the likely significant effects on the environment, including “issues such as (a) biodiversity, (b) population, (c) human health, (d) fauna, (e) flora, (f) soil, (g) water, (h) air, (i) climatic factors, (j) material assets, (k) cultural heritage including architectural and archaeological heritage, (l) landscape and (m) the interrelationship between the issues referred to in sub-paragraphs (a) to (l).”

Table 2.1: Objectives of the SA Framework

No.	SA Objective	Relevance to SEA Regulations
1	Cultural heritage: Protect, enhance and manage sites, features and areas of archaeological, historical and cultural heritage importance.	Cultural heritage
2	Landscape: Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	Landscape, cultural heritage
3	Biodiversity, flora, fauna and geodiversity: Protect, enhance and manage biodiversity and geodiversity.	Biodiversity, flora and fauna
4	Climate change mitigation: Minimise Sandwell's contribution to climate change.	Climatic factors
5	Climate change adaptation: Plan for the anticipated levels of climate change.	Climatic factors, soil and water
6	Natural resources: Protect and conserve natural resources.	Soil, water and material assets
7	Pollution: Reduce air, soil, water and noise pollution.	Air, water, soil and human health
8	Waste: Reduce waste generation and disposal and achieve the sustainable management of waste.	Population and material assets
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.	Climatic factors, population and material assets
10	Housing: Provide affordable, environmentally sound and good quality housing for all.	Population
11	Equality: Reduce poverty, crime and social deprivation and secure economic inclusion.	Population and human health
12	Health: Safeguard and improve community health, safety and wellbeing.	Human health and population
13	Economy: Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities.	Population and material assets
14	Education, skills and training: Raise educational attainment and develop and maintain a skilled workforce to support long-term competitiveness.	Population

2.3 Significance

- 2.3.1 The extent to which an effect is significant is expressed by orders of magnitude. Determining the order of magnitude of significance is based on the *geographic significance* of the effect (i.e. the sensitivity of where it is happening and the scale of the effect) in conjunction with the *impact magnitude* (i.e. the degree of change the receptor will experience, including the probability, duration, frequency and reversibility of the impact). A judgement is made about the likely level and nature of the effects. Each assessment is then assigned a colour and corresponding symbol to reflect whether it is uncertain, negligible, positive or negative and the extent to which it is significant.
- 2.3.2 A single value from **Table 2.2** is allocated to each SA Objective for each site, policy and reasonable alternative and explained in the supporting narrative. When selecting a single value to best represent the sustainability performance of the relevant SA Objective, the 'Precautionary Principle' is used¹⁴.
- 2.3.3 The level of effects can be categorised as negligible, minor or major. The nature of the effect can be either beneficial or adverse depending on the type of development and the mitigation measures proposed. The appraisal combines *impact magnitude* with *receptor sensitivity* and *geographic scale*, in order to arrive at a judgement of the likely level of *significance*. Each site, policy or reasonable alternative is assessed against each SA Objective in the framework, and an assessment of effects is recorded using the notation in **Table 2.2**.
- 2.3.4 By assessing impacts against each SA Objective for every site, policy and reasonable alternative in this way, the environmental, social and economic sustainability of each can be understood and expressed. An adverse impact against one or more SA Objectives does not render that site or policy as unsustainable or unsuitable. All impacts should be taken together as a whole to truly understand the site or policy's sustainability performance.
- 2.3.5 It is important to note that this method of assessing and presenting a site or policy's sustainability performance is supported in every case with a narrative which details the key decision-making criteria.

¹⁴ The European Commission describes the precautionary principle as follows: "If a preliminary scientific evaluation shows that there are reasonable grounds for concern that a particular activity might lead to damaging effects on the environment, or on human, animal or plant health, which would be inconsistent with protection normally afforded to these within the European Community, the Precautionary Principle is triggered".

Table 2.2: Guide to terms used in the significance matrix

Significance	Definition (not necessarily exhaustive)
Major Negative --	<p>The size, nature and location of a reasonable alternative would be likely to:</p> <ul style="list-style-type: none"> • Permanently degrade, diminish or destroy the integrity of a quality receptor, such as a feature of international, national or regional importance; • Cause a very high-quality receptor to be permanently diminished; • Be unable to be entirely mitigated; • Be discordant with the existing setting; and/or • Contribute to a cumulative significant effect.
Minor Negative -	<p>The size, nature and location of a reasonable alternative would be likely to:</p> <ul style="list-style-type: none"> • Not quite fit into the existing location or with existing receptor qualities; and/or • Affect undesignated yet recognised local receptors.
Negligible 0	<p>Either no impacts are anticipated, or any impacts are anticipated to be negligible.</p>
Uncertain +/-	<p>It is entirely uncertain whether impacts would be positive or adverse.</p>
Minor Positive +	<p>The size, nature and location of a reasonable alternative would be likely to:</p> <ul style="list-style-type: none"> • Improve undesignated yet recognised receptor qualities at the local scale; • Fit into, or with, the existing location and existing receptor qualities; and/or • Enable the restoration of valued characteristic features.
Major Positive ++	<p>The size, nature and location of a reasonable alternative would be likely to:</p> <ul style="list-style-type: none"> • Enhance and redefine the location in a positive manner, making a contribution at a national or international scale; • Restore valued receptors which were degraded through previous uses; and/or • Improve one or more key elements/features/characteristics of a receptor with recognised quality such as a specific international, national or regional designation.

3 Appraisal of the Main Modifications: updated policies

3.1 Introduction

- 3.1.1 All proposed Main Modifications to the SLP have been evaluated through the SA process, with the findings set out in **Appendix B** of this SA Report. Where Main Modifications have been identified as likely to result in a change in sustainability performance against the SA Framework (as identified through the high-level assessment method) or where it represents a significant change to policy content or effect, the assessment is presented in the main body of this report.
- 3.1.2 Following this process, 10 amended policies have been identified as requiring further assessment. The assessment of these amended policies is presented in this chapter, while the assessment of new policies is provided in **Chapter 4**.
- 3.1.3 All appraisals have been prepared using the SA Framework set out in **Appendix A**. The methodology for the appraisal process is the same as that used at all earlier stages and a summary of the SA methodology for undertaking the assessment of potential effects is provided in **Chapter 2**.
- 3.1.4 The appraisals should be read alongside the assessment information provided with the Regulation 19 SA Report available from the Local Plan Submission document library¹⁵.

¹⁵ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report. Volume 1, 2 and 3. September 2024. Available at <https://www.sandwell.gov.uk/planning-planning-policy/sandwell-local-plan-examination/4> [Date accessed: 04/11/25]

3.2 MM5: 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~~ **11,901** net new homes **across the plan period** and create sustainable mixed communities including a range and choice of new homes supported by adequate infrastructure;
 - b. **seek to meet existing Gypsy, Travellers and Travelling Showpeople needs as far as possible.**
 - c. maintain the ongoing provision of around 1,221ha of allocated employment land **across the plan period** (of which 29ha is currently vacant) **(Policies SEC1 – SEC3);**
 - d. ensure that sufficient physical, social, **emergency services, utility** and environmental infrastructure is delivered to meet identified requirements;
 - e. 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.
 - f. 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;
 - g. create new public open spaces to serve new housing developments;
 - h. protect and improve parks, woodland and tree planting, open spaces, landscapes and habitats across the borough;
 - i. protect the openness, integrity and function of Sandwell's designated green belt by resisting inappropriate development in it **except in circumstances as set out in national guidance;**
 - j. protect habitats and areas of ecological value **and support nature recovery;**
 - k. 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;
 - l. 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 ensuring housing is delivered** in locations with the highest levels of sustainable transport access to residential services (**e.g.** retail provision, schools, healthcare facilities, fresh food, employment **etc.**), **such as near railway stations, metro stops and public transport hubs, and making effective use of land through the application of minimum densities (Policy SHO3):**
 - c. regenerating existing housing and employment areas and help them deliver:
 - 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 ensuring new employment land is delivered in locations** 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. **ensuring all new development is designed to minimise the opportunities for crime and antisocial behaviour to occur and to optimise public and individual safety;**
 - i. 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);
 - j. 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~~ **Chapters 16 and 17** show how the housing and employment land ambitions for Sandwell will be met. **They include strategic site policies for housing and employment and mixed use, and non-strategic allocations.** Those development needs that cannot be accommodated within the

Policy SDS1 – Spatial Strategy for Sandwell

borough will be exported to sustainable locations in neighbouring local authority areas, following consultation.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy Reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SDS1 (R19 SA)	+	+	+	+	+	+	-	-	+	+	+	+	+	+
SDS1 (MM)	+	+	+	+	+	+	-	-	+	+	+	+	+	+

- 3.2.1 Policy SDS1 was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM5. Policy SDS1 sets out the overarching strategy for development in Sandwell for the Plan period. The proposed modification makes minor updates to the policy text, clarifying that Gypsy, Traveller and Travelling Showpeople needs will be met as far as possible, clarifying that infrastructure delivery includes emergency services and utilities, and adding reference to nature recovery. These changes clarify and reinforce existing policy intent and do not alter the sustainability effects previously identified through the SA.
- 3.2.2 The proposed modification also updates the overall housing number from 10,434 to 11,901 dwellings. This revision reflects the housing supply set out in Policy SHO1 (MM35 – see **section 3.6**) and arises from changes to the windfall allowance, the removal of discounting, and additional supply secured through planning applications since the SLP was submitted, as detailed in SLP Examination Document SA/ED81A¹⁶. The modification does not introduce new site allocations, alter the spatial strategy, or affect the distribution or type of development proposed through the SLP. On this basis, the assessment of the policy against the high-level SA Framework remains unchanged from the Regulation 19 SA. The assessment against each SA Objective is set out below.
- 3.2.3 Policy SDS1 sets out the overarching strategy for development in Sandwell for the Plan period, including 11,901 new homes at least 1,221ha of employment land. This will make a significant contribution towards meeting the identified housing need and the demand for employment land, although a shortfall will remain to some extent. A minor positive impact is identified for housing and the economy (SA Objectives 10 and 13).

¹⁶ SMBC (2025) Matter 7 – Housing Policies – Further update 02 October 2025. SA/ED81A. Available at: <https://www.sandwell.gov.uk/downloads/file/5041/saed81a-matter-7-housing-information-v3-updated-following-eip-hearing> [Date accessed: 14/01/26]

- 3.2.4 The construction, occupation and operation of the proposed new housing and employment land and supporting infrastructure are likely to exacerbate air pollution, including greenhouse gas (GHG) emissions and particulate matter, and increase waste generation. 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 also recognises the influence of climate change on flood risk and includes measures to support climate change mitigation and adaptation, including through the use of zero- and low-carbon designs, building techniques, materials and technologies, and by recognising the multifunctional benefits of green and blue infrastructure. 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).
- 3.2.5 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).
- 3.2.6 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).
- 3.2.7 The policy states that decisions in the planning process will *“protect habitats and areas of ecological value and support nature recovery”* and also *“conserve the significance of the historic environment, particularly in relation to 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).

3.3 MM7: 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.
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. **As set out in the West Bromwich Masterplan** 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 Map~~.
 - b. Regeneration at Grove Lane will be focussed on the area around the new Midland Metropolitan University Hospital, and will include the development of new homes, employment, and education facilities¹⁷.
 - 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 setting¹⁸.
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 Centre¹⁹, 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 ~~584~~ **459**ha of employment land, **designated as SEC1, 2 and 3 sites on the SLP Policies Map**, to meet growth needs;
 - e. a minimum of ~~2,134~~ **3,037** 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).

¹⁷ Please also see Appendix ~~DB~~

¹⁸ Please also see Appendix ~~DB~~

¹⁹ Please also see Appendix ~~DB~~ and <https://regeneratingsandwell.co.uk/heritage-regeneration-1/wednesbury-high-street-heritage-action-zone>

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy Reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SDS3 (R19 SA)	+	+	+	+	0	++	+	0	+	+	+	+	++	+
SDS3 (MM)	+	+	+	+	0	++	+	0	+	+	+	+	++	+

- 3.3.1 Policy SDS3 was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM7. Policy SDS3 identifies Regeneration Areas within Sandwell and sets out how specific areas will accommodate different types of development, infrastructure and investment.
- 3.3.2 The proposed modification includes minor wording updates that provide cross-references to other sections of the SLP for clarity. The proposed modification also updates the number of homes directed towards Regeneration Areas from 2,134 to 3,037 homes, and the amount of employment land from 584ha to 459ha. The revision in housing number reflects the updated housing supply as set out in Policy SHO1 (MM35 – see **section 3.6**) and arises from changes to the windfall allowance, the removal of discounting, and additional supply secured through planning applications since the SLP was submitted, as detailed in SLP Examination Document SA/ED81A²⁰. The change in employment number reflects the updated employment land supply as set out in Policy SEC1 (MM45 – see **section 3.7**). This update does not introduce new site allocations, alter the spatial strategy, or change the distribution or type of development proposed through the SLP. On this basis, the assessment of the policy against the high-level SA Framework remains unchanged from the Regulation 19 SA. The assessment against each SA Objective is set out below.
- 3.3.3 The policy outlines a minimum of 3,037 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.
- 3.3.4 Furthermore, a major positive impact is anticipated in relation to natural resources (SA Objective 6) and a minor positive impact on landscape (SA Objective 2), reflecting the 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).
- 3.3.5 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.

²⁰ SMBC (2025) Matter 7 – Housing Policies – Further update 02 October 2025. SA/ED81A. Available at: <https://www.sandwell.gov.uk/downloads/file/5041/saed81a-matter-7-housing-information-v3-updated-following-eip-hearing> [Date accessed: 14/01/26]

- 3.3.6 The policy encourages investment in transport infrastructure, especially public transport. Concentrating development in these Regeneration Areas will support access to services, employment and education by foot or public transport, reduce reliance on private car use, and promote active lifestyles. This strategic approach could contribute to reducing the borough's overall carbon footprint. 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). While the scale of development may lead to increased waste generation, the focus on regeneration and the reuse of previously developed land is likely to support a more efficient use of resources. On balance, a negligible effect is identified for waste (SA Objective 8).
- 3.3.7 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). The incorporation of GI may also help to minimise the adverse effects of urban development associated with climate change, including through improved surface water management and urban cooling. On balance, however, the policy is expected to have a negligible effect on climate change adaptation (SA Objective 5).

3.4 MM8: 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. **a minimum of 474-6,503** new homes delivered through:
 - i. the allocation of previously identified housing sites or ones submitted as part of **a the local plan** Call for Sites exercise²¹;
 - 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 on windfall sites submitted through the planning application process** 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 **637-726**ha of identified employment land, **designated as SEC1, 2 and 3 sites on the SLP Policies Map**, 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.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy Reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SDS4 (R19 SA)	0	0	+	+/-	0	+	0	0	+	+	+	+	+	0
SDS4 (MM)	0	0	+	+/-	0	+	0	0	+	+	+	+	+	0

²¹ Submission of a site under the Call for Sites procedure does not indicate / guarantee its suitability for allocation.

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- 3.4.1 Policy SDS4 was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM8. Policy SDS4 sets out the strategic approach for towns and local areas outside of the Regeneration Areas.
- 3.4.2 The proposed modification clarifies that the number of homes directed towards towns and local areas is 6,503 homes and employment land is 726ha. This is a correction to the policy, to ensure that it refers to all other areas of the borough outside of the Regeneration Areas in terms of the indicative proportion of the overall housing and employment growth to be accommodated. This also takes account of the updated overall housing requirement and retained employment land figures as set out in Policy SDS1 (MM5 – see **section 3.2**) and the indicative proportion of this overall requirement within the Regeneration Areas as set out in Policy SDS3 (MM7 – see **section 3.3**). This update does not introduce new site allocations, alter the spatial strategy, or change the distribution or type of development proposed through the SLP. On this basis, the assessment of the policy against the high-level SA Framework remains unchanged from the Regulation 19 SA. The assessment against each SA Objective is set out below.
- 3.4.3 Policy SDS4 requires land outside of the identified Regeneration Areas to provide approximately 726ha 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).
- 3.4.4 The policy states that 6,503 homes will be delivered through the repurposing of brownfield employment sites and other previously developed sites, reducing the need for greenfield 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). As the policy does not identify specific sites or propose development in sensitive heritage or landscape locations, and instead focuses on reuse and renewal within existing urban areas, the overall effects on cultural heritage and landscape are considered negligible (SA Objectives 1 and 2).
- 3.4.5 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).
- 3.4.6 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). The provision of GI and active travel routes may also help to minimise some adverse effects associated with climate change in urban areas, including through improved surface water management and urban cooling. On balance, the policy is expected to have a negligible effect on climate change adaptation (SA Objective 5).
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- 3.4.7 The delivery of new housing and employment land may result in increased pollution and waste generation during construction and occupation. However, the focus on redevelopment, housing renewal and reuse of previously developed land is likely to support a more efficient use of land and existing infrastructure. On balance, the policy is expected to have a negligible effect on pollution and waste (SA Objectives 7 and 8).
- 3.4.8 While the policy supports local employment provision, it does not directly influence the provision of education, skills or training facilities. As such, a negligible effect is identified for education, skills and training (SA Objective 14).
- 3.4.9 The allocated sites for residential and employment use in the SLP have been assessed individually in the SA process alongside other reasonable alternative sites pre-mitigation and post-mitigation (see Appendices E and G of the Regulation 19 SA).

3.5 MM9: 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. **Prior to this being produced and adopted, the Council expects applicants to have regard to the requirements of the National Model Design Code, the West Midlands Design Code and Sandwell's extant design guidance, as well as to the design-related requirements of all relevant policies in the SLP itself.**
2. **In some cases, the Council may work with applicants to approve a masterplan or site-specific design code to meet the requirements of a site and its surrounding environment (see Policy SDM1 and supporting text).**
3. 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 SLP²².
4. 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.
5. 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).
6. 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, **(Policies SNE1 – SNE3), including through the provision of green and blue infrastructure and improvements to local biodiversity,** using design codes, design and access statements, planning statements and where necessary Heritage Assessments.
7. Where relevant, new development will be expected to conserve or enhance the setting and significance of heritage assets (Policies SHE1 – SHE4)
8. To facilitate permeability and accessibility, transport proposals of a high design quality and utility will be sought. These should:

²² See Policy SDM1 for further guidance on design in Sandwell.

Policy SDS5 – Achieving well-designed places

- 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.
9. 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.
10. 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.
11. 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.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy Reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SDS5 (R19 SA)	++	++	0	+	+	0	+	0	+	0	+	+	0	0
SDS5 (MM)	++	++	+	+	+	0	+	0	+	0	+	+	0	0

- 3.5.1 Policy SDS5 was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM9. Policy SDS5 seeks to ensure that all new development in the Plan area achieves high-quality design and responds positively to the natural, built and historic environment. The proposed modification provides additional clarification on the role of design codes and site-specific masterplans in delivering high-quality design, and introduces text supporting green and blue infrastructure which is expected to result in minor positive effects for local biodiversity. The policy otherwise retains its original intent and SA assessment.
- 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).
- 3.5.3 Policy SDS5 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).

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- 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).
- 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. The policy additionally 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). Furthermore, the policy seeks to ensure that green and blue infrastructure is provided to secure benefits to design and placemaking, as well as to improve local biodiversity. A minor positive impact on biodiversity (SA Objective 3) is therefore identified.
- 3.5.6 The policy is not expected to directly affect natural resources, waste, housing or economic provision, or education. As such, negligible impacts are recorded for SA Objectives 6, 8, 10, 13 and 14.

3.6 MM35: Policy SHO1 – Delivering Sustainable Housing Growth

Policy SHO1 – Delivering Sustainable Housing Growth

1. Sufficient land will be provided to deliver at least 40,434 **11,901** net new homes over the period 2024 - 2041. **As set out in the NPPF (para 76b), Sandwell Council is seeking to confirm through the SLP the existence of a 5-year housing land supply from the year of adoption (2026). For this purpose, a 20% buffer has been applied to housing supply, in line with the most recent Housing Delivery Test results (2023).**
2. The key sources of housing land supply are summarised in Table 57, which also provides an indicative number of homes to be delivered in the following timeframes: 2024 - 2029, 2029 - 2034, 2034 - 2039 and 2039 - 2041. **Strategic Housing allocations are set out in Appendix B Chapter 16 and Non-Strategic housing allocations are set out in Chapter 17.**

Table 5-7 – 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%						

Policy SHO1 – Delivering Sustainable Housing Growth

<u>Source of Supply</u>	<u>Type of Supply</u>	<u>2024-2041</u>
<u>Current Supply</u>	<u>Site under construction</u>	<u>566</u>
	<u>Sites with Planning Permission or Prior Approval</u>	<u>929</u>
	<u>Site with Other Commitments (as set out in 2024 SHLAA)</u>	<u>70</u>
<u>Allocated</u>	<u>Sites without planning permission</u>	<u>6237</u>
	<u>Sites with Planning Permission</u>	<u>1328</u>
	<u>Sites under construction</u>	<u>322</u>
<u>Total Identified Sites</u>		<u>9452</u>
<u>Total Windfall Allowance</u>	<u>Small sites (<10 homes / 0.25ha) (2028-2041)</u>	<u>1547</u>
<u>Total Identified Sites and windfall allowance</u>		<u>10,999</u>
<u>Additional floorspace in centres</u>	<u>West Bromwich</u>	<u>5</u>
	<u>Town Centres</u>	<u>70</u>
	<u>District and Local Centres</u>	<u>95</u>
<u>Total additional floorspace in centres</u>		<u>170</u>
<u>Additional supply in Wednesbury Master Plan</u>		<u>117</u>
<u>Total Supply</u>		<u>11,286</u>
<u>Net completions</u>		<u>615</u>
<u>Total supply and net completions</u>		<u>11,901</u>

- 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.
- The development of sites for housing should **demonstrate be delivered through** 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 remaining parts of the site coming forward for development or the delivery of infrastructure** the achievement of high quality design across the wider site. Masterplans and other planning documents²³ will be produced, where appropriate, to provide detailed guidance on the development of allocations.
- 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.**
- 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.~~

²³ E.g., design codes, development frameworks and supplementary plans

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy Reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SHO1 (R19 SA)	+/-	+/-	+	0	-	-	-	-	+	+	+	+	0	+
SHO1 (MM)	+/-	+/-	+	0	-	-	-	-	+	+	+	+	0	+

- 3.6.1 Policy SHO1 was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM35. Policy SHO1 sets out the delivery of housing growth over the plan period up to 2041.
- 3.6.2 The proposed modification updates the overall housing number from 10,434 to 11,901; this change reflects the updated housing supply as set out in Table 7 (formerly Table 5) within the policy text. This includes recalculation of the windfall allowance, removal of previous discounting, and additions through planning applications (as explained within SLP Examination Document SA/ED81A²⁴) since the SLP was submitted. This update does not introduce new site allocations, alter the spatial strategy, or change the distribution or type of development proposed through the SLP. On this basis, the assessment of the policy against the high-level SA Framework remains unchanged from the Regulation 19 SA. The assessment against each SA Objective is set out below.
- 3.6.3 Policy SHO1 will be expected to deliver a high quantum of residential development of 11,901 net new homes over the Plan period in Sandwell. While this will make an important contribution towards meeting the borough's identified housing needs, it will not fully address the identified requirement of 26,350 homes. On this basis, the policy is assessed as having a minor positive impact on housing provision (SA Objective 10).
- 3.6.4 The majority of sites allocated under Policy SHO1 are directed towards the existing urban area where there is more potential for new development to be integrated into the existing townscape and potentially enhance the local character, supported by the requirement for masterplanning. However, the delivery of 11,901 dwellings, some of which are likely to be situated on previously undeveloped land, will also have potential to lead to adverse effects on the character of the townscape and landscape in some locations. Overall, the effect on landscape (SA Objective 2) is uncertain.
- 3.6.5 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.
- 3.6.6 Policy SHO1 could potentially have a minor positive impact on biodiversity (SA Objective 3) in the long term, as the minimum 10% biodiversity net gain (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.

²⁴ SMBC (2025) Matter 7 – Housing Policies – Further update 02 October 2025. SA/ED81A. Available at: <https://www.sandwell.gov.uk/downloads/file/5041/saed81a-matter-7-housing-information-v3-updated-following-eip-hearing> [Date accessed: 14/01/26]

- 3.6.7 While Policy SHO1 prioritises the reuse of brownfield land and seeks to make efficient use of land, the scale of housing delivery is expected to result in some loss of land with environmental value, as several allocated sites include areas of greenfield land. A minor negative impact is identified for natural resources (SA Objective 6). In addition, although most allocated sites are located within Flood Zone 1 where fluvial flood risk is low, some sites are at risk of surface water flooding, with potential for a minor negative impact on climate change adaptation (SA Objective 5).
- 3.6.8 The scale of residential growth is likely to increase exposure to pollution, emissions and waste generation. Accordingly, minor negative impacts are identified for pollution (SA Objective 7) and waste (SA Objective 8).
- 3.6.9 Residential growth will also contribute to GHG emissions; however, the majority of allocated sites are located within sustainable distances of public transport, healthcare facilities, greenspaces and schools. This is likely to result in minor positive impacts on transport, equality, health and education (SA Objectives 9, 11, 12 and 14). On balance, a negligible impact is identified for climate change mitigation (SA Objective 4).
- 3.6.10 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.
- 3.6.11 The allocated sites for residential use in the SLP have been assessed individually in the SA process alongside other reasonable alternative sites pre-mitigation and post-mitigation (see Appendices E and G of the Regulation 19 SA).

3.7 MM45: 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 land²⁵ across the borough.
2. The borough is subject to a demand for ~~244~~ **229.5** hectares of new employment land (based on the past trends forecast of ~~485~~ **203.5** 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 of employment development sites allocated in the Plan, equal to ~~42~~ **44.5** 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 **employment development** sites of various sizes and quality to meet a range of business needs. ~~This land is~~ **The employment development sites**, in addition to those sites currently occupied for employment ~~uses purposes under Policies SEC2, SEC3 and SEC4. These sites will be safeguarded for industrial employment uses uses under Use Classes E(g)(ii), E(g)(iii), B2, and B8.~~
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, **the protection and enhancement of heritage significance where it occurs** and **the** 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 SDS2.
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 infrastructure²⁶.

²⁵ Of which 28ha is currently vacant, while 1,193ha is existing occupied employment land (2023)

²⁶ 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>).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy Reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SEC1 (R19 SA)	+/-	+/-	+	+	-	-	-	+	+	0	+	0	+	+
SEC1 (MM)	+/-	+/-	+	+	-	-	-	+	+	0	+	0	+	+

- 3.7.1 Policy SEC1 was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM45. Policy SEC1 sets out the delivery of employment growth over the plan period up to 2041.
- 3.7.2 The proposed modification updates the total allocated employment land figure from 42ha to 44.5ha; this change reflects the updated employment land supply figures taking into account past completions as explained within the policy and justification text in the SLP. The overall employment land figure across the Plan period is unchanged at 1,221ha. This update does not introduce new site allocations, alter the spatial strategy, or change the distribution or type of development proposed through the SLP. On this basis, the assessment of the policy against the high-level SA Framework remains unchanged from the Regulation 19 SA. The assessment against each SA Objective is set out below.
- 3.7.3 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).
- 3.7.4 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 resource efficiency 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).
- 3.7.5 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 employment activities. There is potential for a minor negative impact overall on pollution (SA Objective 7).

- 3.7.6 The majority of sites allocated under Policy SEC1 are located within the existing urban area, where development is more likely to be integrated into the townscape and may enhance local character, reflecting the policy's emphasis on regeneration and the rejuvenation of industrial areas. However, the delivery of 1,221ha of employment land, including development on some previously undeveloped land, could result in adverse effects on townscape and landscape character in some locations. Overall, the effect on landscape (SA Objective 2) is uncertain.
- 3.7.7 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.
- 3.7.8 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.
- 3.7.9 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 most allocated sites are located within Flood Zone 1 where fluvial flood risk is low, some sites are at risk of surface water flooding, with potential for a minor negative impact on climate change adaptation (SA Objective 5).
- 3.7.10 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).
- 3.7.11 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).
- 3.7.12 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.
- 3.7.13 The allocated sites for employment use in the SLP have been assessed individually in the SA process alongside other reasonable alternative sites pre-mitigation and post-mitigation (see Appendices E and G of the Regulation 19 SA).

3.8 MM48: 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-centre²⁷ 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-centre²⁸ 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 **residential** use of upper floors **where appropriate**, 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;
 - 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.
7. **Proposals should recognise, protect and make use of heritage assets so that they can contribute to environmental, economic and community regeneration consistent with their status, securing their long-term viability through sensitive repair, restoration, and adaptive reuse. Proposals will be supported where they protect and enhance heritage significance, contribute to town centre vitality, and deliver public benefits that outweigh any potential harm.**

²⁷ Within the relevant boundaries or Primary Shopping Areas of defined centres

²⁸ Not within the relevant boundaries / Primary Shopping Areas of a defined centre but are in edge-of-centre or out-of-centre locations

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy Reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SCE1 (R19 SA)	+/-	+/-	+/-	+	+/-	+	+/-	+/-	+	+	+	+	+	+/-
SCE1 (MM)	+	+/-	+/-	+	+/-	+	+/-	+/-	+	+	+	+	+	+/-

- 3.8.1 Policy SCE1 was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM48. The proposed amendment adds a new criterion relating to cultural heritage, which is expected to result in minor positive effects for the historic environment. The policy otherwise retains its original intent and SA assessment.
- 3.8.2 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).
- 3.8.3 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).
- 3.8.4 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).
- 3.8.5 The support for development that will contribute towards regeneration of heritage assets, whilst protecting and enhancing their significance, will be likely to result in a minor positive impact on local historic character and cultural heritage (SA Objective 1). Regeneration may also 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 2, 3, 5, 7, 8 and 14).

3.9 MM51: 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.
 - j. **conserving and enhancing the historic environment (Policies SHE1 – SHE4).**
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.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy Reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SWB1 (R19 SA)	0	+	0	+	+	+	0	0	+	+	+	+	+	+
SWB1 (MM)	+	+	0	+	+	+	0	0	+	+	+	+	+	+

- 3.9.1 Policy SWB1 was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with revised text according to MM51. The proposed amendment adds a new criterion relating to cultural heritage, which is expected to result in minor positive effects for the historic environment. The policy otherwise retains its original intent and SA assessment.
- 3.9.2 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. In addition, development is required to conserve and enhance the heritage assets in the town centre. Overall, the policy is identified to have a minor positive impact on cultural heritage, the local landscape character, climate change mitigation, green infrastructure (GI) provision, the borough’s greenfield land, residents’ access to sustainable transport, and health and wellbeing (SA Objectives 1, 2, 4, 5, 6, 9 and 12).
- 3.9.3 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).

3.10 MM52: 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 ~~4,162~~ **1,536** 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.
 - 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**

Policy SWB2 – Development in West Bromwich

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.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy Reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SWB2 (R19 SA)	0	+	0	+	0	+	0	0	+	+	+	+	+	+
SWB2 (MM)	0	+	0	+	0	+	0	0	+	+	+	+	+	+

- 3.10.1 Policy SWB2 was assessed in the Regulation 19 SA. The above matrix illustrates the previous findings and re-appraises the policy with the revised text according to MM52. 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.
- 3.10.2 The proposed modification updates the number of homes directed towards West Bromwich from 1,162 to 1,536 homes; this revision reflects the updated housing supply as set out in Policy SHO1 (MM35 – see **section 3.6**) and arises from changes to the windfall allowance, the removal of discounting, and additional supply secured through planning applications since the SLP was submitted, as detailed in SLP Examination Document SA/ED81A²⁹. This update does not introduce new site allocations, alter the spatial strategy, or change the distribution or type of development proposed through the SLP. On this basis, the assessment of the policy against the high-level SA Framework remains unchanged from the Regulation 19 SA. The assessment against each SA Objective is set out below.
- 3.10.3 The policy emphasises maximising residential provision to meet borough-wide targets and directs large-scale development to West Bromwich, where access to public transport is strongest. This approach is likely to encourage active travel, reduce reliance on private cars and help to limit congestion. As a result, the policy could have a minor positive impact on climate change mitigation, transport and housing provision (SA Objectives 4, 9 and 10). In combination with requirements to manage car parking demand and traffic, the policy is expected to result in a negligible effect on pollution (SA Objective 7).

²⁹ SMBC (2025) Matter 7 – Housing Policies – Further update 02 October 2025. SA/ED81A. Available at: <https://www.sandwell.gov.uk/downloads/file/5041/saed81a-matter-7-housing-information-v3-updated-following-eip-hearing> [Date accessed: 14/01/26]

- 3.10.4 Policy SWB2 supports leisure uses that diversify the centre, encourage linked trips and enhance the evening economy and visitor experience, alongside market-led provision of office space. These measures are likely to support employment opportunities, economic growth and access to services and facilities, including education, leisure and healthcare. Overall, the policy is expected to have a minor positive impact on equality, health, the economy and education (SA Objectives 11, 12, 13 and 14).
- 3.10.5 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.
- 3.10.6 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). On balance, cultural heritage, biodiversity, climate change adaptation and waste (SA Objectives 1, 3, 5 and 8) are expected to be negligible, as the urban focus and re-use of sites minimise potential adverse effects.

3.11 MM74: Policy SDM6 – Hot Food Takeaways

Policy SDM6 – Hot Food Takeaways

I: In principle considerations

Vitality and Viability

1. A percentage limit for the appropriate number of hot food takeaways in centres (strategic, town, district and local), including hot food takeaway permissions, and vacant units with a hot food takeaway as their lawful use is as follows:
 - i. in centres with 40 retail units or more – no more than 7% of frontages should be occupied by hot food takeaways
 - ii. in centres with less than 40 retail units – no more than 12% of the frontages should be occupied by hot food takeaways.

Clustering of hot food takeaways in centres

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 from any new hot food takeaway unit by at least two non- hot food takeaway units.

Exclusions 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 straight line from the school entrance(s) used by pupils / students).

II: Detailed Matters

5. Where the above requirements have been satisfied and the Hot Food Takeaway is acceptable in principle the following additional measures to protect the amenity of surrounding residential occupiers will apply:

Amenity

Policy SDM6 – Hot Food Takeaways

- a. 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.
- b. Where there is an existing residential unit above a proposed hot food takeaway, which is not connected with its operation, private residential amenity should not be prejudiced. Specific attention will need to be given to odour extraction, noise insulation, private accessibility and public convenience. Appropriate mitigation measures will include control over hours of opening hours.
- c. Where appropriate provisions cannot be included then such uses will not be supported, even within designated centres.

Local environmental issues

- d. 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.
- e. 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

- f. Appropriate fat traps / interceptors must be installed on sinks and drains to prevent fat / oil from reaching the wastewater system, to avoid blockages and the subsequent flooding of property.
- g. Appropriate storage areas must be specified for food waste bins and packaging waste and be included in any new proposal.
- h. 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.
- i. 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

- j. Proposals for new hot food takeaways will only be granted permission subject to planning conditions addressing matters such as (but not limited to):
 - i. opening hours;
 - ii. parking restrictions;
 - iii. highway safety;
 - iv. where it is considered necessary, the installation of or contributions towards monitoring technology such as CCTV.
In some cases, approval may be limited to a personal permission and / or a temporary consent.
- k. 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.

Policy Reference	SA1 Cultural heritage	SA2 Landscape	SA3 Biodiversity, flora, fauna and geodiversity	SA4 Climate change mitigation	SA5 Climate change adaptation	SA6 Natural resources	SA7 Pollution	SA8 Waste	SA9 Transport and accessibility	SA10 Housing	SA11 Equality	SA12 Health	SA13 Economy	SA14 Education, skills and training
SDM6 (R19 SA)	0	0	0	0	0	0	0	0	0	0	+	+	0	0
SDM7 (R19 SA)	0	0	0	0	0	0	0	+	0	0	0	0	+	0
SDM6 (MM)	0	0	0	0	0	0	0	+	0	0	+	+	+	0

- 3.11.1 Policy SDM6 (Hot Food Takeaways) and Policy SDM7 (Management of Hot Food Takeaways) were both assessed in the Regulation 19 SA. The proposed modification under MM74 merges these two policies into a single policy. The above matrix illustrates the previous findings for the policies individually, and re-appraises the combined policy according to MM74.
- 3.11.2 Policy SDM6 seeks to manage the distribution and operation of hot food takeaways cross the borough in order to promote healthier food environments, protect residential amenity, and ensure environmental standards. The policy aims to prevent the over-concentration of hot food takeaways by limiting their number within centres and introducing an exclusion zone around secondary school and educational establishments. The policy states that hot food takeaway developments will not be permitted within 400m of a secondary school. This restriction helps to encourage healthier food choices, and contributes to reducing health inequalities in areas that might otherwise have high densities of unhealthy food outlets. As a result, the policy is expected to have a minor positive impact on equality and health (SA Objectives 11 and 12).
- 3.11.3 In addition, Policy SDM6 sets out requirements for managing the impacts of hot food takeaways on nearby residents and the local environment. Through strict regulation on “*odour extraction, noise insulation, private accessibility and public convenience*”, as well as crime prevention and parking restrictions outlined within the policy, the policy helps to avoid potential adverse effects on pollution, transport, equality and health, resulting in negligible effects overall for SA Objectives 7, 9, 11 and 12.
- 3.11.4 Furthermore, by ensuring appropriate wastewater systems, food storage and waste disposal units are in place, the policy supports better waste management and is expected to have a minor positive effect on SA Objective 8.
- 3.11.5 Finally, by allowing new hot food takeaways that comply with these standards, Policy SDM6 could potentially create more jobs and support local businesses, which will have a minor positive impact on the economy (SA Objective 13).

4 Appraisal of the Main Modifications: new policies

4.1 Introduction

- 4.1.1 All proposed Main Modifications to the SLP have been evaluated through the SA process, with the findings set out in **Appendix B** of this SA Report. Where Main Modifications have been identified as likely to result in a change in sustainability performance against the SA Framework (as identified through the high-level assessment method) or where it represents a significant change to policy content or effect, the assessment is presented in the main body of this report.
- 4.1.2 Following this process, 16 new policies have been identified as requiring further assessment. These 16 policies have been prepared to set out requirements for existing proposed site allocations. The assessment of these new policies is presented in this chapter, while the assessment of amended policies is provided in **Chapter 3**.
- 4.1.3 All appraisals have been prepared using the SA Framework set out in **Appendix A**. The methodology for the appraisal process is the same as that used at all earlier stages and a summary of the SA methodology for undertaking the assessment of potential effects is provided in **Chapter 2**.
- 4.1.4 The site allocation policies correspond to proposed development sites which have also been assessed as part of the reasonable alternative site assessments undertaken in the SA process, following the site assessment methodology set out in Appendix D of the Regulation 19 SA³⁰. The assessment of these policies draws on the findings from the post-mitigation evaluation of reasonable alternative sites (see Appendix G of the Regulation 19 SA), while also taking into account any further site-specific information and mitigation introduced through the site policies for the allocated sites, where relevant to the SA Objectives. The full assessment of the site against every SA Objective is therefore not repeated in this chapter.

³⁰ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

4.2 MM79: Policy SSH1 – Edwin Richards Quarry

Policy SSH1 – Edwin Richards Quarry

Location Edwin Richards Quarry, Portway Road, Rowley Regis

Gross Site Area (Ha) 52

Indicative Net Developable Area (Ha) 15

Indicative Capacity (and Completion Year) 628 homes (2027-2041) and an additional 150 homes post plan period



SSH1 - Edwin Richards Quarry - Strategic Housing Allocation



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2024 and onward

Site constraints

- The site comprises an extensive former dolerite quarry, part of which has been infilled with non-hazardous municipal, commercial and industrial waste. Landfill operations remain active, and are likely to continue in some form until their expiry date in February 2042.
- The northeastern part of the site is heavily covered with trees.
- The ground has been engineered, creating a series of man-made plateaus.
- A small proportion of the site along the southern boundary falls within a Site of Local Importance for Nature Conservation (SLINC). The southwestern corner is designated as a wildlife corridor and as strategic open space.

Successful development of the site will require:

- a) the preparation of a comprehensive masterplan in consultation with the Council, which responds to the Council's design code (Policy SDS5);

Policy SSH1 – Edwin Richards Quarry

- b) The protection and enhancement of nature conservation sites (Policy SNE1);
- c) the waste disposal operational capacity of Edwin Richards Landfill to be maintained unless criteria in Policy SWA2 are met; and
- d) proposals for housing and other potentially sensitive uses to not conflict with waste disposal operations at Edwin Richards Landfill (Policy SWA2).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSH1	0	0	0	-	+	-	-	-	+	++	0	++	++	++

- 4.2.1 Policy SSH1 sets out the proposed site allocation at 'Edwin Richards Quarry'. This corresponds to Site SH37 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G³¹). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.2.2 The policy sets out the allocation of approximately 628 dwellings within the Plan period, leading to a major positive impact on housing provision (SA Objective 10). This represents a modest increase in capacity compared to the 526 dwellings assessed in the Regulation 19 SA and does not alter the overall assessment or conclusions.
- 4.2.3 Development at this site will be likely to alter the existing semi-natural appearance, particularly in the wooded edges of the site, resulting in a change to the local landscape/townscape character. However, as the site comprises a former quarry that has been landfilled, redevelopment could also provide opportunities to improve its visual quality and overall condition. The policy requires a masterplan to be prepared to guide development, promoting good design and layout to reduce or avoid impacts associated with on-site constraints including the waste disposal operations. On balance, a negligible impact is expected in relation to the landscape (SA Objective 2).
- 4.2.4 The policy further requires development to protect and enhance nature conservation sites, including Hailstone Quarry Site of Local Importance for Nature Conservation (SLINC), which is located along the southern site boundary and supports deciduous woodland priority habitat. On balance, a negligible impact is identified on biodiversity (SA Objective 3). This represents an improvement compared with the post-mitigation site assessment.
- 4.2.5 The assessment of Policy SSH1 against the remaining SA Objectives is consistent with the post-mitigation assessment of Site SH37.

³¹ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

4.3 MM80: Policy SSH2 – Friar Park

Policy SSH2 – Friar Park

Location Friar Park Urban Village, Friar Park Road, Wednesbury

Gross Site Area (Ha) 26.62

Indicative Net Developable Area (Ha) 15.75

Indicative Capacity (and Completion Year) 614 homes (2028-2036)



SSH2 - Friar Park - Strategic Housing Allocation



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Site constraints

- Five sports pitches (four youth 11v11 football pitches and one adult football pitch) are located on the site, all of which are recorded as lapsed in the Playing Pitch and Outdoor Sports Strategy (2022).
- Over half the site area is designated as a Site of Local Importance for Nature Conservation (SLINC).
- A small proportion of the northeastern corner of the sites lies within Flood Zone 2.
- Previous uses at the site mean that contaminated land and made ground is present, particularly in the area of the former sewage works.
- Bescot Local Distribution Centre (railway sidings) to the north and northwest of the site is a train stabling depot and aggregates logistics site.

Successful development of the site will require:

- a) general conformity with Friar Park Urban Village Masterplan (2023);
- b) that existing playing fields are not built on unless a mitigation package is agreed in accordance with NPPF paragraph 103 (Policy SHW5);

Policy SSH2 – Friar Park

- c) an appropriate remediation strategy to be agreed and implemented with relevant stakeholders to address contamination issues (Policy SCO3); and
- d) damage to the designated SLINC to be minimised, and full mitigation secured to address any remaining impact on the SLINC (Policy SNE1).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSH2	0	0	-	-	+	-	-	-	++	++	0	++	++	++

- 4.3.1 Policy SSH2 sets out the proposed site allocation at 'Friar Park'. This corresponds to Site SH18 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G³²). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.3.2 The policy sets out the allocation of approximately 614 dwellings, leading to a major positive impact on housing provision (SA Objective 10). This represents a slight decrease in capacity compared to the 630 dwellings assessed in the Regulation 19 SA and does not alter the overall assessment or conclusions.
- 4.3.3 Policy SSH2 requires the proposed development to address on site contamination associated with historic land uses, with likely benefits for soil quality and the efficient use of land. However, development will also result in the loss of the semi-natural habitats that have become established as the site has re-naturalised over time. On balance, there remains potential for a minor negative impact on natural resources (SA Objective 6).
- 4.3.4 Development at this site will be likely to alter the existing semi-natural appearance, resulting in a change to the local landscape/townscape character. However, the policy also requires development to be aligned with the Friar Park Urban Village Masterplan³³, which aims to create a distinctive, high-quality neighbourhood with a strong sense of place, enhanced public realm, and an attractive, well-landscaped environment that encourages community interaction. On balance, a negligible impact is expected in relation to the landscape (SA Objective 2).
- 4.3.5 The policy further requires development to minimise damage to Friar Park SLINC, which covers a large proportion of the site. However, while the policy seeks to minimise harm and secure mitigation, it allows for some residual impact and does not specify compensation measures. Consequently, although the policy may deliver benefits for biodiversity through the requirements of other SLP policies, there remains a likelihood of adverse effects on the SLINC, resulting in an overall minor negative impact on biodiversity (SA Objective 3).

³² Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

³³ Sandwell Metropolitan Borough Council (2023) Friar Park Urban Village Masterplan. Available at: <https://www.sandwell.gov.uk/downloads/file/2261/friar-park-urban-village-masterplan> [Date accessed: 06/11/25]

- 4.3.6 Overall, the assessment of Policy SSH2 against the SA Framework is consistent with the post-mitigation assessment of Site SH18.

4.4 **MM81: Policy SSH3 – Rattlechain and Land between Addington Way and River Tame**

Policy SSH3 – Rattlechain and Land between Addington Way and River Tame

Location Land to the north of Temple Way & Land between Addington Way and River Tame – Tividale

Gross Site Area (Ha) 15.72

Indicative Net Developable Area (Ha) 15.72

Indicative Capacity (and Completion Year) 554 homes (2034-2041)



SSH3 - Rattlechain and land between Addington Way and River Tame Temple Way - Strategic Housing Allocation



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Site constraints

- Although majority of the site is within Flood Zone 1 and at low risk of flooding, land around the River Tame in the east of the site is within Flood Zone 2 and 3.
- The topography of the site falls sharply down to the river, which is within a steep valley.

Policy SSH3 – Rattlechain and Land between Addington Way and River Tame

- Several canal towpath bridges close to the site are listed at Grade II, including at the junction with the Gower Branch Canal (300 metres to the east), and at the Dudley Port Junction (750 metres to the west).
- Ground contamination and stability issues, as the site was previously used for coal mining, as a brick works and clay pit, a tip for fuel ash and commercial waste, and as a deposit for phosphorous waste.
- A small proportion of the site is designated as a Site of Local Importance for Nature Conservation (SLINC).
- There are several mature trees within the site.
- National grid gas mains and overhead electric pylons are present on site.

Successful development of the site will require:

- the preparation of a comprehensive masterplan in consultation with the Council, which responds to the Sandwell Design Code (Policy SDS5);
- the Exception Test to be passed if all built development is not steered to areas of Flood Zone 1 (Policy SCC5).
- an appropriate remediation strategy to be agreed and implemented with relevant stakeholders to address contamination issues (Policy SCO3);
- damage to the designated SLINC to be minimised, and full mitigation secured to address any remaining impact on the SLINC (Policy SNE1);
- ensuring development protects and enhances the significance of heritage assets and their settings (Policy SHE1).
- provision of acceptable vehicular access routes and integration with the surrounding sustainable transport network for vehicles, cyclists and pedestrians (Policy STR5).
- a strategy for responding to the NGET overhead transmission lines and any underground cables present within the site which demonstrates how the NGET Design Guide and Principles have been applied at the master planning stage and how the impact of the assets has been reduced through good design; and
- development to protect and enhance the character, nature conservation value, water quality, structural stability and recreational usage of the canal network (Policy SNE6).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSH3	+	0	-	-	0	-	-	-	++	++	0	++	++	+

4.4.1 Policy SSH3 sets out the proposed site allocation at 'Rattlechain and Land between Addington Way and River Tame'. This corresponds to Sites SH35 and SH36 which have been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G³⁴). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.

³⁴ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

- 4.4.2 The policy sets out the allocation of approximately 554 dwellings, leading to a major positive impact on housing provision (SA Objective 10). This represents a slight increase in capacity compared to the combined capacity of 550 dwellings (518 at Site SH35 and 32 at Site SH36) assessed in the Regulation 19 SA and does not alter the overall assessment or conclusions.
- 4.4.3 Policy SSH3 requires the proposed development to address on site contamination associated with historic land uses, with likely benefits for soil quality and the efficient use of land. However, development will also result in the loss of the semi-natural habitats that have become established as the site has re-naturalised over time. On balance, there remains potential for a minor negative impact on natural resources (SA Objective 6).
- 4.4.4 Development at this site will be likely to alter the existing semi-natural appearance, resulting in a change to the local landscape/townscape character. However, the policy also requires a masterplan to be prepared to guide the development, promoting good design and layout to reduce or avoid impacts associated with on-site constraints including the overhead lines and flood risk. The policy further requires development to protect and enhance the character and usage of the canal corridor adjacent to the site, providing an opportunity for localised enhancements. On balance, negligible impacts are expected in relation to the landscape and climate change adaptation (SA Objectives 2 and 5).
- 4.4.5 The policy further requires development to protect and enhance the canal's nature conservation value and water quality, and to minimise damage to John's Lane SLINC located within the site boundary. However, while the policy seeks to minimise harm and secure mitigation, it allows for some residual impact and does not specify compensation measures. Consequently, although the policy may deliver benefits for the biodiversity value of the canal network, there remains a likelihood of adverse effects on the SLINC, resulting in an overall minor negative impact on biodiversity (SA Objective 3). Additionally, while the policy may help to reduce risks of water pollution, there remains potential for the development to increase generation of, and exposure to, air pollution. On balance, a minor negative impact is likely to remain for pollution (SA Objective 7).
- 4.4.6 The policy also emphasises the need to protect and enhance the significance and setting of heritage assets. There is potential for a minor positive impact on cultural heritage (SA Objective 1). This represents an improvement compared with the post-mitigation site assessment.
- 4.4.7 The site is located in an area that is well served by existing facilities and public transport infrastructure. Policy SSH3 will ensure the development is well integrated with the surrounding sustainable transport network. A major positive impact on transport and accessibility (SA Objective 9).
- 4.4.8 The assessment of Policy SSH3 against the remaining SA Objectives is consistent with the post-mitigation assessment of Site SH35.

4.5 MM82: Policy SSH4 – North Smethwick Canalside

Policy SSH4 – North Smethwick Canalside

Location North Smethwick Canalside, Smethwick

Gross Site Area (Ha) 8.77

Indicative Net Developable Area (Ha) 6.57

Indicative Capacity (and Completion Year) 500 homes (2029-2038)

Policy SSH4 – North Smethwick Canalside



SSH4 - North Smethwick Canal - Strategic Housing Allocation



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Site constraints

- The site is adjacent to the Birmingham to Wolverhampton railway line.
- The site is adjacent to the Birmingham Mainline canal.
- The site lies partly within the Smethwick Summit Galton Bridge Conservation Area; there are listed structures within and adjacent to the site including a Grade II listed wall and the Grade II* Engine Arm Aqueduct, which is also a scheduled ancient monument.
- There is a possibility of structures buried underground, including water wells at the site of the former Rolfe Street Baths.
- The site contains existing industrial, employment and other uses.

Successful development of the site will require:

- a) general conformity with the Urban Design Framework and Character and Design information set out in the Rolfe Street Masterplan (2023);
- b) investigating, and where appropriate, the protecting of important archaeological assets (Policy SHE4);
- c) safeguarding the amenity of future residents from the possible impact of noise, particularly from the adjacent railway line (Policy SCO2);
- d) ensuring development protects and enhances the significance of heritage assets and their settings (Policy SHE1);
- e) development to protect and enhance the character, nature conservation value, water quality, structural stability and recreational usage of the canal network (Policy SNE6).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSH4	+	+	+	-	+	-	-	-	++	++	0	++	++	++

- 4.5.1 Policy SSH4 sets out the proposed site allocation at 'North Smethwick Canalside'. This corresponds to Site SH41 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G³⁵). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.5.2 The policy sets out the allocation of approximately 500 dwellings, leading to a major positive impact on housing provision (SA Objective 10). This represents an increase in capacity compared to the 400 dwellings assessed in the Regulation 19 SA; however, the implications of this change have been assessed through the Main Modifications SA and do not alter the overall SA conclusions against the high-level methodology.
- 4.5.3 Policy SSH4 will ensure that the development is aligned with the Rolfe Street Masterplan³⁶, which aims to transform the former employment area into a well-connected, high-quality residential-led community with enhanced public realm that celebrates its industrial heritage and canal-side setting. The policy also emphasises the need to protect and enhance the significance and setting of heritage assets, given the location of the site within the Smethwick Galton Valley Conservation Area. There is potential for a minor positive impact on cultural heritage and townscape character (SA Objectives 1 and 2). This represents an improvement compared with the post-mitigation site assessment.
- 4.5.4 The policy further requires development to protect and enhance the canal's nature conservation value and water quality, and to protect residents from noise pollution associated with the adjacent railway line. This is likely to result in a minor positive impact on biodiversity (SA Objective 3), also marking an improvement on the post-mitigation site assessment. While the policy may help to reduce risks of water and noise pollution, there remains potential for the development to increase generation of, and exposure to, air pollution. On balance, a minor negative impact is likely to remain for pollution (SA Objective 7).
- 4.5.5 The assessment of Policy SSH4 against the remaining SA Objectives is consistent with the post-mitigation assessment of Site SH41.

4.6 MM84: Policy SSH5 – Abberley Street

Policy SSH5 – Abberley Street

Location Abberley Street, Smethwick

Gross Site Area (Ha) 2.48

³⁵ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

³⁶ Sandwell Metropolitan Borough Council (2023) Rolfe Street Masterplan. Available at: <https://www.sandwell.gov.uk/downloads/file/47/rolfe-street-masterplan> [Date accessed: 05/11/25]

Policy SSH5 – Abberley Street

Indicative Net Developable Area (Ha) 1.86

Indicative Capacity (and Completion Year) 140 homes (2028-2033)



SSH5 - Abberley Street - Strategic Housing Allocation



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Site constraints

- Possible contamination issues due to past industrial activity
- A canal arm previously passed through the western part of the site and its former route is designated as a Wildlife Corridor
- The site comprises active industrial and employment uses as well as derelict and dilapidated former industrial units.

Successful development of the site will require:

- a) general conformity with the Key Principles set out in the Grove Lane Masterplan (Character Area 6).
- b) the movement of wildlife to be protected and enhanced (Policy SNE1).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSH5	0	+	+	-	+	-	-	-	++	++	0	0	++	++

- 4.6.1 Policy SSH5 sets out the proposed site allocation at 'Abberley Street'. This corresponds to Site SH58 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G³⁷). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.6.2 The policy sets out the allocation of approximately 140 dwellings, leading to a major positive impact on housing provision (SA Objective 10).
- 4.6.3 Policy SSH5 will ensure that the development is aligned with the Grove Lane Masterplan³⁸, which aims to create a well-connected, mixed-use residential neighbourhood with integrated green and blue open space and improved public realm. There is potential for a minor positive impact on the townscape character (SA Objective 2). This represents an improvement compared with the post-mitigation site assessment.
- 4.6.4 The policy further requires development to protect and enhance the site's function as a wildlife corridor, given its former land use including a canal arm. This is likely to support ecological connectivity and nature recovery within the urban area, and result in a minor positive effect on biodiversity (SA Objective 3), also representing an improvement on the post-mitigation site assessment.
- 4.6.5 The assessment of Policy SSH5 against the remaining SA Objectives is consistent with the post-mitigation assessment of Site SH58.

4.7 MM85: Policy SSH6 – Cape Arm Cranford Street

Policy SSH6 – Cape Arm Cranford Street	
Location	Cape Arm, Cranford Street, Smethwick
Gross Site Area (Ha)	2.42
Indicative Net Developable Area (Ha)	2.13
Indicative Capacity (and Completion Year)	120 homes

³⁷ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

³⁸ Sandwell Metropolitan Borough Council (2022) Smethwick to Birmingham Grove Lane Masterplan. Available at: <https://www.sandwell.gov.uk/downloads/file/44/grove-lane-masterplan-2022-> [Date accessed: 05/11/25]

Policy SSH6 – Cape Arm Cranford Street



SSH6 - Cape Arm Cranford Street - Strategic Housing Allocation



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Site constraints

- Possible contamination issues due to past industrial activity
- The canal passes through the western and southern edge of the site.
- A proportion of the site is designated as a wildlife corridor.
- There are existing buildings on site.

Successful development of the site will require:

- a) general conformity with the Key Principles set out in the Grove Lane Masterplan (Character Area 2).
- b) development to protect and enhance the character, nature conservation value, water quality, structural stability and recreational usage of the canal network (Policy SNE6); the movement of wildlife to be protected and enhanced (Policy SNE1); and
- c) support for the creation of a green link and active travel route from the Midland Metropolitan University Hospital to Cranford Street (Policy STR5).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSH6	0	+	+	-	+	-	-	-	++	++	0	+	++	++

- 4.7.1 Policy SSH6 sets out the proposed site allocation at 'Cape Arm Cranford Street'. This corresponds to Site SH55 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G³⁹). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.7.2 The policy sets out the allocation of approximately 120 dwellings, leading to a major positive impact on housing provision (SA Objective 10). This represents a modest decrease in capacity compared to the 170 dwellings assessed in the Regulation 19 SA and does not alter the overall assessment or conclusions.
- 4.7.3 Policy SSH6 will ensure that the development is aligned with the Grove Lane Masterplan⁴⁰, which aims to create a well-connected, mixed-use residential neighbourhood with integrated green and blue open space and improved public realm. This includes enhancements to the character and usage of the canal along the western site boundary. There is potential for a minor positive impact on the townscape character (SA Objective 2). This represents an improvement compared with the post-mitigation site assessment.
- 4.7.4 The policy further requires development to protect and enhance the canal's nature conservation value and water quality, in addition to supporting the creation of an active travel route. This is likely to result in a minor positive impact on biodiversity (SA Objective 3) and health (SA Objective 12), also marking an improvement on the post-mitigation site assessment. While the policy may help to reduce risks of water pollution, there remains potential for the development to increase generation of, and exposure to, air pollution. On balance, a minor negative impact is likely to remain for pollution (SA Objective 7).
- 4.7.5 The assessment of Policy SSH6 against the remaining SA Objectives is consistent with the post-mitigation assessment of Site SH55.

4.8 MM86: Policy SSH7 – Cranford Street / Heath Street / Canal

Policy SSH7 – Cranford Street / Heath Street / Canal	
Location	Cranford Street / Heath Street / Canal, Smethwick
Gross Site Area (Ha)	3.00
Indicative Net Developable Area (Ha)	2.88
Indicative Capacity (and Completion Year)	115 homes (2028-2031)

³⁹ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

⁴⁰ Sandwell Metropolitan Borough Council (2022) Smethwick to Birmingham Grove Lane Masterplan. Available at: <https://www.sandwell.gov.uk/downloads/file/44/grove-lane-masterplan-2022-> [Date accessed: 05/11/25]

Policy SSH7 – Cranford Street / Heath Street / Canal



SSH7 - Cranford Street & Heath Street & Canal - Strategic Housing Allocation



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Site constraints

- The northern part of the site along the canal is within the Smethwick Summit Galton Valley Conservation Area.
- The Birmingham Main Line Canal and Cape Arm are designated as a Wildlife Corridor.
- The site is at risk of both surface water and groundwater flooding.
- Possible contamination issues could be present due to past industrial activity.
- The site comprises occupied industrial buildings and a car park.

Successful development of the site will require:

- a) general conformity with the Key Principles set out in the Grove Lane Masterplan (Character Area 1).
- b) development to protect and enhance the character, nature conservation value, water quality, structural stability and recreational usage of the canal network (Policy SNE6); the movement of wildlife to be protected and enhanced (Policy SNE1).
- c) ensuring development protects and enhances the significance of heritage assets and their settings (Policy SHE1).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSH7	+	+	+	0	+	-	-	0	++	++	0	0	++	++

- 4.8.1 Policy SSH7 sets out the proposed site allocation at 'Cranford Street / Heath Street / Canal'. This corresponds to Site SH54 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G⁴¹). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.8.2 The policy sets out the allocation of approximately 115 dwellings, leading to a major positive impact on housing provision (SA Objective 10).
- 4.8.3 Policy SSH7 will ensure that the development is aligned with the Grove Lane Masterplan⁴², which aims to create a well-connected, mixed-use residential neighbourhood with integrated green and blue open space and improved public realm. This includes enhancements to the character and usage of the canal along the northern site boundary. The policy also emphasises the need to protect and enhance the significance and setting of heritage assets, given the location of the site within the Smethwick Galton Valley Conservation Area. There is potential for a minor positive impact on cultural heritage and townscape character (SA Objectives 1 and 2). This represents an improvement compared with the post-mitigation site assessment.
- 4.8.4 The policy further requires development to protect and enhance the canal's nature conservation value and water quality. This is likely to result in a minor positive impact on biodiversity (SA Objective 3), also marking an improvement on the post-mitigation site assessment. While the policy may help to reduce risks of water pollution, there remains potential for the development to increase generation of, and exposure to, air pollution. On balance, a minor negative impact is likely to remain for pollution (SA Objective 7).
- 4.8.5 The assessment of Policy SSH7 against the remaining SA Objectives is consistent with the post-mitigation assessment of Site SH54.

4.9 MM87: Policy SSH8 – Grove Lane / Cranford Street / London Street

Policy SSH8 – Grove Lane / Cranford Street / London Street

Location Grove Lane / Cranford Street / London Street, Smethwick

Gross Site Area (Ha) 2.04

Indicative Net Developable Area (Ha) 2.04

Indicative Capacity (and Completion Year) 500 homes (2026-2032)

⁴¹ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

⁴² Sandwell Metropolitan Borough Council (2022) Smethwick to Birmingham Grove Lane Masterplan. Available at: <https://www.sandwell.gov.uk/downloads/file/44/grove-lane-masterplan-2022-> [Date accessed: 05/11/25]

Policy SSH8 – Grove Lane / Cranford Street / London Street



SSH8 - Grove Lane & Cranford Street & London Street - Strategic Housing Allocation



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Site constraints

- Possible contamination issues due to past industrial activity.
- The site comprises occupied industrial buildings and premises.

Successful development of the site will require:

- a) general conformity with the Key Principles set out in the Grove Lane Masterplan (Character Area 7).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSH8	0	+	0	0	+	+	-	-	++	++	0	0	++	++

- 4.9.1 Policy SSH8 sets out the proposed site allocation at ‘Grove Lane / Cranford Street / London Street’. This corresponds to Site SH53 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G⁴³). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.9.2 The policy sets out the allocation of approximately 500 dwellings, leading to a major positive impact on housing provision (SA Objective 10). This represents an increase in capacity compared to the 108 dwellings assessed in the Regulation 19 SA; however, the implications of this change have been assessed through the Main Modifications SA and do not alter the overall SA conclusions against the high-level methodology.
- 4.9.3 Policy SSH8 will ensure that the development is aligned with the Grove Lane Masterplan⁴⁴, which aims to create a well-connected, mixed-use residential neighbourhood with integrated green and blue open space and improved public realm. A minor positive impact is likely for the townscape character (SA Objective 2).
- 4.9.4 Overall, the assessment of Policy SSH8 against the SA Framework is consistent with the post-mitigation assessment of Site SH53⁴⁵.

4.10 MM88: Policy SSH9 – Grove Street / MMUH

Policy SSH9 – Grove Street / MMUH

Location Grove Street, Smethwick

Gross Site Area (Ha) 2.18

Indicative Net Developable Area (Ha) 2.18

Indicative Capacity (and Completion Year) 85 homes and a two-form entry primary school (2029-2031)

⁴³ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024>. [Date accessed: 05/11/25]

⁴⁴ Sandwell Metropolitan Borough Council (2022) Smethwick to Birmingham Grove Lane Masterplan. Available at: <https://www.sandwell.gov.uk/downloads/file/44/grove-lane-masterplan-2022>. [Date accessed: 05/11/25]

⁴⁵ Note: There is a typographical error in the Regulation 19 SA Report where a minor positive (+), instead of major positive (++), score was recorded in the summary matrix table (Table 6.3) for SA Objective 10 (Housing).

Policy SSH9 – Grove Street / MMUH



SSH9 - Grove Street / MMUH / School - Strategic Housing Allocation



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Site constraints

- Possible contamination issues due to past industrial activity.
- of the site comprises occupied older industrial buildings.

Successful development of the site will require:

- a) general conformity with the Key Principles set out in the Grove Lane Masterplan (Character Area 4); and
- b) the requirement for a new school as part of the delivery of the Grove Lane Masterplan to be revisited and fully assessed; and
- c) taking account of possible future redevelopment of Moilliet Street Park in Birmingham as envisaged by the Smethwick to Birmingham Corridor Framework.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSH9	0	+	0	0	+	+	-	0	++	+	0	+	++	++

- 4.10.1 Policy SSH9 sets out the proposed site allocation at 'Grove Street / Midland Metropolitan University Hospital (MMUH)'. This corresponds to Site SH57 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G⁴⁶). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.10.2 The policy sets out the allocation of approximately 85 dwellings, as well as a new primary school. Therefore, a minor positive impact is identified for housing provision (SA Objective 10) and a major positive impact for education (SA Objective 14).
- 4.10.3 Policy SSH9 will ensure that the development is aligned with the Grove Lane Masterplan⁴⁷, which aims to create a well-connected, mixed-use residential neighbourhood with integrated green and blue open space and improved public realm. A minor positive impact is likely for the townscape character (SA Objective 2).
- 4.10.4 There is potential for a minor positive impact on health and wellbeing (SA Objective 12), as the proposed development at this site could support improvements to Moilliett Street Park, which the Grove Lane Masterplan identifies as being of poor quality. This represents an improvement compared with the post-mitigation site assessment.
- 4.10.5 The assessment of Policy SSH9 against the remaining SA Objectives is consistent with the post-mitigation assessment of Site SH57.

4.11 MM89: Policy SSH10 – Moilliett Street Park

Policy SSH10 – Moilliett Street Park	
Location	Moilliett Street Park, Smethwick
Gross Site Area (Ha)	0.77
Indicative Net Developable Area (Ha)	0.77
Indicative Capacity (and Completion Year)	35 homes (2029-2030)

⁴⁶ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

⁴⁷ Sandwell Metropolitan Borough Council (2022) Smethwick to Birmingham Grove Lane Masterplan. Available at: <https://www.sandwell.gov.uk/downloads/file/44/grove-lane-masterplan-2022-> [Date accessed: 05/11/25]

Policy SSH10 – Moilliett Street Park



SSH10 - Moilliett Street Park - Strategic Housing Allocation



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Site constraints

- Possible contamination and ground issues due to past industrial activity.
- The site comprises occupied industrial buildings.

Successful development of the site will require:

- general conformity with the Key Principles set out in the Grove Lane Masterplan (Character Area 5); and
- taking account of possible future redevelopment of Moilliett Street Park in Birmingham as envisaged by the Smethwick to Birmingham Corridor Framework.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSH10	0	+	0	0	+	+	-	0	++	+	0	+	++	++

- 4.11.1 Policy SSH10 sets out the proposed site allocation at 'Moilliett Street Park'. This corresponds to Site SH56 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G⁴⁸). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.11.2 The policy sets out the allocation of approximately 35 dwellings, leading to a minor positive impact on housing provision (SA Objective 10). This represents a slight increase in capacity compared to the 31 dwellings assessed in the Regulation 19 SA and does not alter the overall assessment or conclusions.
- 4.11.3 Policy SSH10 will ensure that the development is aligned with the Grove Lane Masterplan⁴⁹, which aims to create a well-connected, mixed-use residential neighbourhood with integrated green and blue open space and improved public realm. A minor positive impact is likely for the townscape character (SA Objective 2).
- 4.11.4 There is potential for a minor positive impact on health and wellbeing (SA Objective 12), as the proposed development at this site could support improvements to Moilliett Street Park, which the Grove Lane Masterplan identifies as being of poor quality. This represents an improvement compared with the post-mitigation site assessment.
- 4.11.5 The assessment of Policy SSH10 against the remaining SA Objectives is consistent with the post-mitigation assessment of Site SH56.

4.12 MM91: Policy SSM1 – Lion Farm

Policy SSM1 – Lion Farm

Location Lion Farm Playing Fields, Newbury Lane, Oldbury

Gross Site Area (Ha) 20.92

Indicative Net Developable Area (Ha) 4.5

Indicative Capacity (and Completion Year) 200 residential dwellings, 2.3 hectares of employment land, playing fields and associated facilities, and green space (2033-2037)

⁴⁸ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024>. [Date accessed: 05/11/25]

⁴⁹ Sandwell Metropolitan Borough Council (2022) Smethwick to Birmingham Grove Lane Masterplan. Available at: <https://www.sandwell.gov.uk/downloads/file/44/grove-lane-masterplan-2022>. [Date accessed: 05/11/25]

Policy SSM1 – Lion Farm



SSM1 - Lion Farm - Strategic Mixed Use Allocation



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Site constraints

- The site comprises 11 adult-size football pitches
- NGET overhead transmission lines and underground cables are present within the site (YJ ROUTE: 275Kv Overhead Transmission Line route: KITWELL - OCKER HILL 275Kv Underground Cable route: KITWELL 275KV S/S)
- A canal spur and various canal basins crossed the site historically, providing waterway access to a former brickworks and various coal shafts. Made ground, subterranean structures and untreated mine shafts may be present.
- The central part of the site is in Flood Zone 2 and Flood Zone 3, comprising approximately 9% of the total site area.

Successful development of the site will require:

- a) that existing playing fields are not built on unless a mitigation package that takes account of local and any cross-boundary needs that are currently being served is agreed in accordance with NPPF paragraph 103 (Policy SHW5);

Policy SSM1 – Lion Farm

- b) a strategy for responding to the NGET overhead transmission lines and underground cables present within the site which demonstrates how the NGET Design Guide and Principles have been applied at the master planning stage and how the impact of the assets has been reduced through good design;
- c) development to be located in areas of lowest flood risk (Policy SCC5);
- d) investigating, and where appropriate protecting important archaeological assets (Policy SHE4);
- e) preparation of a masterplan that identifies parts of the site for very high-density housing (Policy SHO3); and
- f) new employment development within Use Classes E(g)(ii), E(g)(iii), B2 or B8 (Policy SEC1).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSM1	0	0	0	-	0	-	-	-	++	++	0	++	++	++

- 4.12.1 Policy SSM1 sets out the proposed site allocation at ‘Lion Farm’. This corresponds to Site SM2 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G⁵⁰). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.12.2 The policy sets out the allocation of approximately 200 dwellings and 2.3ha employment land, as well as playing fields and green space. Therefore, major positive impacts are identified for housing provision, health and the economy (SA Objectives 10, 12 and 13).
- 4.12.3 Policy SSM1 requires a masterplan to be prepared to guide the development, promoting good design and layout to reduce or avoid impacts associated with on-site constraints including the overhead lines and flood risk. On balance, negligible impacts are expected in relation to the landscape and climate change adaptation (SA Objectives 2 and 5).
- 4.12.4 The policy will ensure that any archaeological assets discovered on site will be protected in accordance with Policy SHE4. This is expected to minimise the potential for adverse effects on the historic environment, resulting in a negligible effect (SA Objective 1).
- 4.12.5 Overall, the assessment of Policy SSM1 against the SA Framework is consistent with the post-mitigation assessment of Site SM2.

4.13 MM93: Policy SSM2 – Cultural Quarter

Policy SSM2 – Cultural Quarter

Location Cultural Quarter, High Street, West Bromwich

Gross Site Area (Ha) 1.09

Indicative Net Developable Area (Ha) 1.09

⁵⁰ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

Policy SSM2 – Cultural Quarter

Indicative Capacity (and Completion Year) 52 residential dwellings, 1,054sqm food and beverage, 2,000sqm community/leisure and 10 car parking spaces (2025-2031)



SSM2 - Cultural Quarter - Strategic Mixed Use Allocation



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Site constraints

- Designated heritage assets present within and adjacent to the site including the West Bromwich High Street Conservation Area, Grade II Central Public Library, Grade II Town Hall, and Grade II Law Courts.
- The site includes an existing public car park.

Successful development of the site will require:

- a) the protection of the significance of heritage assets and the conservation and enhancement of local character and those aspects of heritage assets and their settings that are recognised as being of special quality (Policies SHE1 and SHE2);
- b) regenerating the Town Hall Quarter to establish a fully restored cultural and evening / night-time offer in the town centre (Policy SWB1);
- c) delivery of a mixed-use development including new homes (Policy SWB2); and
- d) general conformity with the Key Information set out in the West Bromwich Masterplan (Zone 3).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSM2	+	+	0	0	+	-	-	0	++	+	0	++	++	++

- 4.13.1 Policy SSM2 sets out the proposed site allocation at 'Cultural Quarter'. This corresponds to Site SM5 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G⁵¹). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.13.2 The policy sets out the allocation of approximately 52 dwellings, as well as food/beverage, community and leisure facilities. Therefore, a minor positive impact is identified for housing provision (SA Objective 10) and major positive impacts for health and the economy (SA Objectives 12 and 13).
- 4.13.3 Policy SSM2 will ensure that the mixed-use development is aligned with the West Bromwich Masterplan⁵², and enhances the public realm via regeneration of the Town Hall Quarter. A minor positive impact is likely for the townscape character (SA Objective 2). Furthermore, through the requirement to ensure that the character, significance and setting of heritage assets is conserved and enhanced, the policy will be expected to result in a minor positive impact on cultural heritage (SA Objective 1). This represents an improvement compared with the post-mitigation site assessment.
- 4.13.4 The assessment of Policy SSM2 against the remaining SA Objectives is consistent with the post-mitigation assessment of Site SM5.

4.14 MM94: Policy SSM3 – George Street Living

Policy SSM3 – George Street Living

Location George Street Living, Trinity Way, West Bromwich

Gross Site Area (Ha) 2.36

Indicative Net Developable Area (Ha) 1.77

Indicative Capacity (and Completion Year) 327 residential units, 1,150sqm community/leisure, 79 parking spaces (2035-2040)

⁵¹ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

⁵² Sandwell Metropolitan Borough Council (2021) West Bromwich Town Centre Masterplan. Available at: <https://regeneratingsandwell.co.uk/downloads/file/7/west-bromwich-masterplan> [Date accessed: 05/11/25]

Policy SSM3 – George Street Living



SSM3 - George Street Living - Strategic Mixed Use Allocation



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Site constraints

- The site comprises light industrial and storage uses as well as ancillary office and retail uses. A former industrial site (Spring Works) has been cleared. Made ground and subterranean structures may be present.
- Safeguarding the amenity of future residents from the impacts of surrounding land uses including industrial uses to the north and the dualled A4031 Trinity Way to the east

Successful development of the site will require:

- a) delivery of residential-led development including new homes built at very high densities (Policies SWB2 and SHO3); and
- b) general conformity with the Key Information set out in the West Bromwich Masterplan (Zone 5).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy ref	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSM3	0	+	0	-	+	+	-	-	++	++	+	++	++	++

- 4.14.1 Policy SSM3 sets out the proposed site allocation at 'George Street Living'. This corresponds to Site SM8 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G⁵³). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.14.2 The policy sets out the allocation of approximately 327 dwellings, as well as community and leisure facilities. Therefore, major positive impacts are identified for housing provision and health (SA Objectives 10 and 12). By introducing new community facilities in an area that is among the 10% most deprived nationally, the policy is also expected to deliver a minor positive impact on equality (SA Objective 11). This represents an improvement compared with the post-mitigation site assessment.
- 4.14.3 Policy SSM3 will ensure that the mixed-use development is aligned with the West Bromwich Masterplan⁵⁴, which aims to create a vibrant, mixed-use town centre with high-quality public spaces. A minor positive impact is likely for the townscape character (SA Objective 2).
- 4.14.4 The assessment of Policy SSM3 against the remaining SA Objectives is consistent with the post-mitigation assessment of Site SM8.

4.15 MM95: Policy SSM4 – Queens Square

Policy SSM4 – Queens Square

Location Queens Square Living, High Street, West Bromwich

Gross Site Area (Ha) 2.84

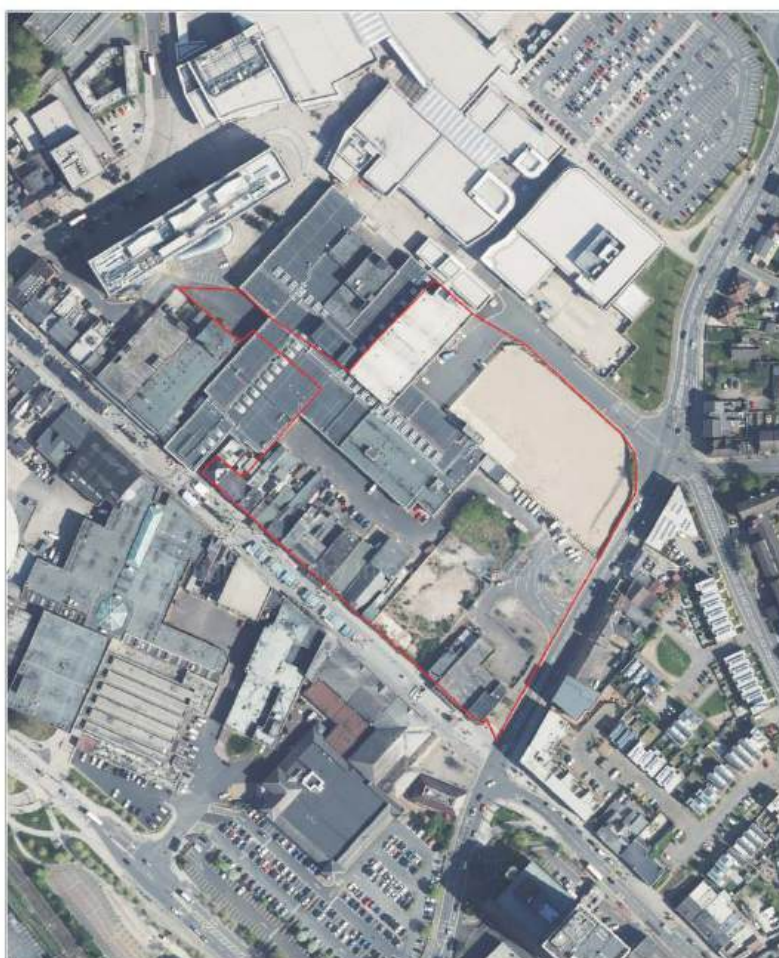
Indicative Net Developable Area (Ha) 2.13

Indicative Capacity (and Completion Year) 396 residential units, 7,447sqm retail, 855sqm offices, 1,395sqm community/leisure, 206 car parking spaces (2038-2041)

⁵³ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024>. [Date accessed: 05/11/25]

⁵⁴ Sandwell Metropolitan Borough Council (2021) West Bromwich Town Centre Masterplan. Available at: <https://regeneratingsandwell.co.uk/downloads/file/7/west-bromwich-masterplan> [Date accessed: 05/11/25]

Policy SSM4 – Queens Square



SSM6 - Queens Square - Strategic Mixed Use Allocation



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Site constraints

- The site comprises existing retail units and other main town centre uses.

Successful development of the site will require:

- a) delivery of mixed-use development including new homes built at very high densities (Policies SWB2 and SHO3); and
- b) general conformity with the Key Information set out in the West Bromwich Masterplan (Zone 2).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSM4	0	+	0	-	+	+	-	-	++	++	+	++	++	++

- 4.15.1 Policy SSM4 sets out the proposed site allocation at 'Queens Square'. This corresponds to Site SM6 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G⁵⁵). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.15.2 The policy sets out the allocation of approximately 396 dwellings, as well as a range of mixed uses including retail, offices, community and leisure facilities. Therefore, major positive impacts are identified for housing provision, health and the economy (SA Objectives 10, 12 and 13). By introducing new community facilities and employment opportunities in an area that is among the 10% most deprived nationally, the policy is also expected to deliver a minor positive impact on equality (SA Objective 11). This represents an improvement compared with the post-mitigation site assessment.
- 4.15.3 Policy SSM4 will ensure that the mixed-use development is aligned with the West Bromwich Masterplan⁵⁶, which aims to create a vibrant, mixed-use town centre with high-quality public spaces. A minor positive impact is likely for the townscape character (SA Objective 2).
- 4.15.4 The assessment of Policy SSM4 against the remaining SA Objectives is consistent with the post-mitigation assessment of Site SM6.

4.16 MM96: Policy SSM5 – West Bromwich Central

Policy SSM5 – West Bromwich Central

Location West Bromwich Central, High Street, West Bromwich

Gross Site Area (Ha) 3.84

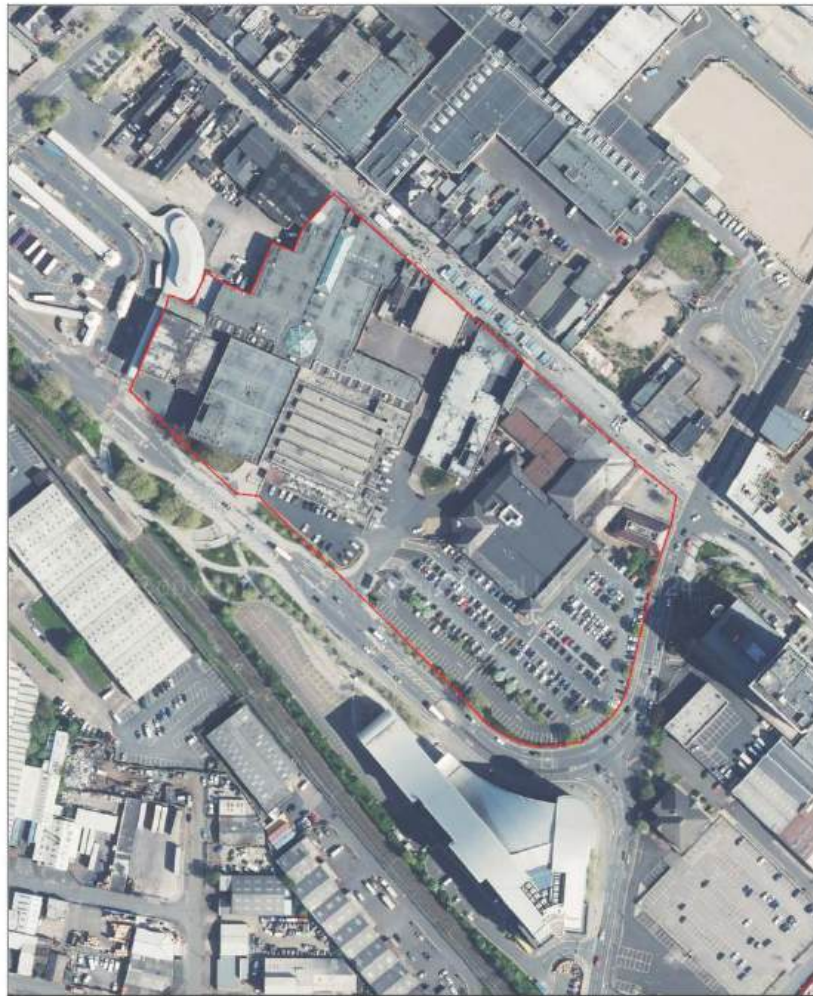
Indicative Net Developable Area (Ha) 2.85

Indicative Capacity (and Completion Year) 343 residential units, 2,302sqm retail, 5,032sqm offices, 5,060sqm education, 11,840sqm food and beverage, 9,862sqm community/leisure, 5,205sqm health and 625 parking spaces (2029-2035)

⁵⁵ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024> [Date accessed: 05/11/25]

⁵⁶ Sandwell Metropolitan Borough Council (2021) West Bromwich Town Centre Masterplan. Available at: <https://regeneratingsandwell.co.uk/downloads/file/7/west-bromwich-masterplan> [Date accessed: 05/11/25]

Policy SSM5 – West Bromwich Central



SSM5 - West Bromwich Central - Strategic Mixed Use Allocation



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Site constraints

- The site comprises existing retail units, other main town centre uses and a privately owned publicly accessible car park.

Successful development of the site will require:

- a) the creation of a metro gateway, a new town square and a green link through to the heart of the town centre from the metro stop (Policy SWB1);
- b) delivery of mixed-use development including new homes built at very high densities (Policies SWB2 and SHO3); and
- c) general conformity with the Key Information set out in the West Bromwich Masterplan (Zone 1).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSM5	0	+	0	-	+	+	-	-	++	++	+	++	++	++

- 4.16.1 Policy SSM5 sets out the proposed site allocation at 'West Bromwich Central'. This corresponds to Site SM7 which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G⁵⁷). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.16.2 The policy sets out the allocation of approximately 343 dwellings, as well as a range of mixed uses including retail, offices, education, community, leisure and health facilities. Therefore, major positive impacts are identified for housing provision, healthcare, the economy, and education (SA Objectives 10, 12, 13 and 14). By introducing new community facilities and employment opportunities in an area that is among the 10% most deprived nationally, the policy is also expected to deliver a minor positive impact on equality (SA Objective 11). This represents an improvement compared with the post-mitigation site assessment.
- 4.16.3 Policy SSM5 will ensure that the mixed-use development is aligned with the West Bromwich Masterplan⁵⁸, and enhances the public realm via introduction of a new metro gateway, town square and green link. A minor positive impact is likely for the townscape character (SA Objective 2).
- 4.16.4 The assessment of Policy SSM5 against the remaining SA Objectives is consistent with the post-mitigation assessment of Site SM7.

4.17 MM98: Policy SSE1 – Coneygree Business Park (Open Land)

Policy SSE1 – Coneygree Business Park (Open Land)	
Location Coneygree Business Park (Open Land)	
Gross Site Area (Ha)	7.22
Indicative Net Developable Area (Ha)	7.22
Indicative Capacity	7.22 hectares of employment uses (E(g)(ii), E(g)(iii), B2, and B8 uses)

⁵⁷ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

⁵⁸ Sandwell Metropolitan Borough Council (2021) West Bromwich Town Centre Masterplan. Available at: <https://regeneratingsandwell.co.uk/downloads/file/7/west-bromwich-masterplan> [Date accessed: 05/11/25]

Policy SSE1 – Coneygree Business Park (Open Land)



SSE1 - Coneygree Business Park (Open Land) - Strategic Employment Allocation



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Site constraints

- Coal mining legacy identified at the site and several existing mineshafts spread across the site.
- It is situated in a Limestone Consideration Zone.
- The land undulates in several areas, with a differential of up to 18 metres from the highest to the lowest points.
- A culverted watercourse runs through the middle of the site from the southwest to northeast.
- Adjacent to a canal and contains four filled historical canal arms / basins in the northern section of the site.

Successful development of the site will require:

- a) an appropriate remediation strategy to be agreed with relevant stakeholders to address contamination issues (Policy SCO3);
- b) investigation, and where appropriate protection of important archaeological assets (Policy SHE4);
- c) development to protect and enhance the character, nature conservation value, water quality, structural stability and recreational usage of the canal network (Policy SNE6);
- d) assessing the feasibility of opening up and naturalising any underground culverts. Should this prove impractical, no development over culverted watercourse and allowing a suitable easement from the outside edge of the culvert (Policy SCC5).

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy reference	Cultural heritage	Landscape	Biodiversity, flora, fauna and geodiversity	Climate change mitigation	Climate change adaptation	Natural resources	Pollution	Waste	Transport and accessibility	Housing	Equality	Health	Economy	Education, skills and training
SSE1	0	0	0	+/-	+	-	-	+/-	++	0	0	++	++	0

- 4.17.1 Policy SSE1 sets out the proposed site allocation at 'Coneygree Business Park (Open Land)'. This corresponds to Site SEC1-5⁵⁹ which has been evaluated in the SA process alongside other reasonable alternatives (see the Regulation 19 SA, pre-mitigation assessment within Appendix E and post-mitigation within Appendix G⁶⁰). The assessment of the proposed new policy below draws on the post-mitigation assessment findings.
- 4.17.2 The policy sets out the allocation of approximately 7.22ha of new employment land, resulting in a significant gain in employment floorspace and leading to a major positive impact on the economy (SA Objective 13).
- 4.17.3 Policy SSE1 requires the proposed development to address on site contamination associated with historic land uses, with likely benefits for soil quality and the efficient use of land. However, development will also result in the loss of the semi-natural habitats that have become established as the site has re-naturalised over time. On balance, there remains potential for a minor negative impact on natural resources (SA Objective 6).
- 4.17.4 The policy will ensure that any archaeological assets discovered on site will be protected in accordance with Policy SHE4. This is expected to minimise the potential for adverse effects on the historic environment, resulting in a negligible effect (SA Objective 1).
- 4.17.5 Development at this site will be likely to alter the existing semi-natural appearance, resulting in a change to the local landscape/townscape character. However, the policy also requires development to protect and enhance the character and usage of the canal corridor adjacent to the site, providing an opportunity for localised enhancements. On balance, a negligible effect is identified for landscape (SA Objective 2).
- 4.17.6 The policy requires the feasibility of naturalising underground culverts to be explored. If achieved, this could deliver benefits for aquatic biodiversity, climate change adaptation, and water resources, although there is uncertainty regarding deliverability.
- 4.17.7 Overall, the assessment of Policy SSE1 against the SA Framework is consistent with the post-mitigation assessment of Site SEC1-5.

⁵⁹ Note – The reference SEC1-5 corresponds to the site known as 'Land at Coneygre, Newcomen Drive, Tipton' as used throughout the SA process to date; however, in the Submission Version of the SLP the site reference was updated to SEC1-4.

⁶⁰ Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Regulation 19 SA Report, Volume 3 of 3: Appendices. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/file/3209/slp-reg-19-sustainability-appraisal-vol-3-appendices-september-2024-> [Date accessed: 05/11/25]

5 Conclusions

5.1 Evaluation of the Main Modifications

5.1.1 The Main Modifications to the SLP as proposed by SMBC have been evaluated in **Appendix B** of this report to determine whether the proposed modifications are likely to lead to changes in the sustainability performance of the related part of the plan.

5.1.2 SMBC has proposed a total of 105 Main Modifications to the SLP, as well as 67 Additional Modifications and 15 Policies Map Modifications. Following evaluation through the SA process (see results in **Appendix B**), the following 26 Main Modifications have been identified to require fresh or further detailed appraisal through the SA process:

10 updated policies:

- MM5: Policy SDS1 – Spatial Strategy for Sandwell.
- MM7: Policy SDS3 – Regeneration in Sandwell.
- MM8: Policy SDS4 – Towns and Local Areas.
- MM9: Policy SDS5 – Achieving well-designed places.
- MM35: Policy SHO1 – Delivering Sustainable Housing Growth.
- MM45: Policy SEC1 – Providing for Economic Growth and Jobs.
- MM48: Policy SCE1 – Sandwell's Centres.
- MM51: Policy SWB1 – West Bromwich Town Centre.
- MM52: Policy SWB2 – Development in West Bromwich.
- MM74: Policy SDM6 – Hot Food Takeaways.

16 new policies:

- MM79: Policy SSH1 – Edwin Richards Quarry.
- MM80: Policy SSH2 – Friar Park.
- MM81: Policy SSH3 – Rattlechain and Land between Addington Way and River Tame.
- MM82: Policy SSH4 – North Smethwick Canalside.
- MM84: Policy SSH5 – Abberley Street.
- MM85: Policy SSH6 – Cape Arm Cranford Street.
- MM86: Policy SSH7 – Cranford Street / Heath Street / Canal.
- MM87: Policy SSH8 – Grove Lane / Cranford Street / London Street.
- MM88: Policy SSH9 – Grove Street / MMUH.
- MM89: Policy SSH10 – Moilliett Street Park.
- MM91: Policy SSM1 – Lion Farm.
- MM93: Policy SSM2 – Cultural Quarter.
- MM94: Policy SSM3 – George Street Living.
- MM95: Policy SSM4 – Queens Square.
- MM96: Policy SSM5 – West Bromwich Central.
- MM98: Policy SSE1 – Coneygree Business Park (Open Land).

- 5.1.3 In terms of the 10 updated policies, four have been identified to result in minor improvements in sustainability performance against the high-level SA methodology. MM9 (Policy SDS5) provides additional clarification on the role of design codes and site-specific masterplans and introduces supporting text on green and blue infrastructure, resulting in minor positive effects for biodiversity (SA Objective 3). As explained in **Chapter 3**, MM48 (Policy SCE1) and MM51 (Policy SWB1) introduce new criteria relating to the protection and enhancement of cultural heritage, leading to minor positive effects for the historic environment (SA Objective 1). MM74 merges Policies SDM6 and SDM7 relating to hot food takeaways into a single policy; the combined policy has been re-appraised, with no material change to the original assessment findings. Overall, these modifications do not alter the original policy intentions and result in additional minor positive effects.
- 5.1.4 The remaining six updated policies relate to updated housing and/or employment numbers. MM35 (Policy SHO1) updates the overall housing number from 10,434 to 11,901 to reflect the updated housing supply position, including recalculation of windfall allowance, removal of discounting, and additional supply arising from planning permissions granted since submission of the SLP⁶¹.
- 5.1.5 Consequential updates are proposed to the housing figures through MM5 (Policy SDS1), MM7 (Policy SDS3), MM8 (Policy SDS4) and MM52 (Policy SWB2). MM45 (Policy SEC1) updates the total allocated employment land figure from 42ha to 44.5ha to reflect updated employment land supply figures taking account of past completions (whereas the overall employment land figure across the Plan period is unchanged at 1,221ha). Consequential updates are proposed to the employment figures through MM7 and MM8.
- 5.1.6 These updates do not introduce new housing or employment site allocations, alter the spatial strategy, or change the distribution or type of development proposed through the SLP. On this basis, the assessment of the updated policies against the high-level SA Framework remains unchanged from the Regulation 19 SA.
- 5.1.7 The introduction of 16 new site allocation policies provides site-specific guidance for allocations that were already assessed through the Regulation 19 SA, formalising requirements relating to masterplanning, design codes, infrastructure provision, environmental protection and alignment with adopted masterplans. Although there are some increases and decreases in housing numbers across these sites, these changes do not introduce any new significant effects compared to those reported in the Regulation 19 SA.
- 5.1.8 As explained in **Chapter 4**, for the majority of sites, the introduction of site-specific policies does not alter the original SA findings compared to the post-mitigation assessments of each site in the Regulation 19 SA. However, a number introduce additional criteria that are expected to result in minor improvements in sustainability performance. In particular, MM79, MM84, MM85 and MM86 strengthen requirements for ecological protection and connectivity, leading to minor positive effects for biodiversity (SA Objective 3); MM81, MM82 and MM87 enhance the protection and enhancement of heritage assets and townscape character (SA Objectives 1 and 2); and MM88 and MM89 support improvements to green space and recreational assets, resulting in minor positive effects for health and wellbeing (SA Objective 12).

⁶¹ SMBC (2025) Matter 7 – Housing Policies – Further update 02 October 2025. SA/ED81A. Available at: <https://www.sandwell.gov.uk/downloads/file/5041/saed81a-matter-7-housing-information-v3-updated-following-eip-hearing> [Date accessed: 14/01/26]

- 5.1.9 In the West Bromwich area, MM94, MM95 and MM96 introduce mixed-use and community-focused requirements that enhance housing delivery, access to services and employment opportunities, leading to additional positive effects for health, equality and the economy (SA Objectives 11, 12 and 14). In summary, while the site allocation policies do not change the principle of development or the core findings of the Regulation 19 SA, a small number are expected to deliver minor additional positive effects through more detailed, site-specific policy guidance.
- 5.1.10 Overall, the modifications would not be expected to alter the overall residual effects of the SLP identified in the Regulation 19 SA.

5.2 Next steps

- 5.2.1 Once the Sandwell Local Plan has been adopted, a post-adoption (environmental) statement must be published. This statement will provide information on how the sustainability considerations have been incorporated into the Plan, how the SA report consultation responses have been taken into account and an outline of the reasons for choosing the Local Plan as adopted.

Appendix A: 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 	e) conserve features of architectural or historic interest and, where necessary, encourage their conservation and renewal? f) conserve or enhance archaeological sites/remains? g) conserve or enhance the setting of cultural heritage assets? h) 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.

#	SA Objective	Relevant SEA Regulations topics	Decision making criteria: Will the option / proposal...	Indicators (this list is not exhaustive)
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. 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.

#	SA Objective	Relevant SEA Regulations topics	Decision making criteria: Will the option / proposal...	Indicators (this list is not exhaustive)
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 best and most versatile (BMV) agricultural land lost to development. • Development within groundwater Source Protection Zones (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 Air Quality Management Area (AQMA). • Development with potential to generate a significant increase in road traffic emissions or other air pollutants. • Area of contaminated land remediated. • 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 	a) encourage recycling, re-use and composting of waste? b) minimise and where possible eliminate generation of waste, during both construction and occupation of development?	<ul style="list-style-type: none"> • Number and capacity of waste management facilities. • Rate of recycling and composting. • Management of local authority collected waste.

#	SA Objective	Relevant SEA Regulations topics	Decision making criteria: Will the option / proposal...	Indicators (this list is not exhaustive)
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 	a) reduce the need to travel and/or reduce travel time? b) provide adequate means of access by a range of sustainable transport modes (i.e. walking, cycling, and public transport)? c) support a modal shift away from private car use?	<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 	a) provide a mix of good-quality housing, including homes that are suitable for first-time buyers? b) provide housing suitable for the growing elderly population? c) provide decent, affordable, and accessible homes?	<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 	a) eliminate unlawful discrimination, victimisation and harassment? b) reduce crime and the fear of crime? c) create safe neighbourhoods and support community cohesion? 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"> • Indices of Multiple Deprivation. • Level of qualifications e.g. number of people with NVQ2. • Rates of crime. • 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.

#	SA Objective	Relevant SEA Regulations topics	Decision making criteria: Will the option / proposal...	Indicators (this list is not exhaustive)
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 B: Initial evaluation of Main Modifications

Appendix B Contents

B.1	Introduction.....	B1
B.2	Main Modifications.....	B2
B.3	Additional Modifications	B141
B.4	Policies Map Modifications	B164

B.1 Introduction

B.1.1 Overview

- B.1.1.1 This appendix includes the proposed Schedule of Main Modifications to the Sandwell Local Plan (SLP) 2024-2041 (December 2025). The SLP was submitted for Examination on 11th December 2024¹.
- B.1.1.2 The tables within this appendix replicate the Schedules of Proposed Main Modifications to the Local Plan prepared by the Council including Main Modifications (MM), Additional Modifications (AM) and Policies Map Modifications (PM), whereby the modifications are expressed in the form of ~~strikethrough~~ for deletions and underlining for additions of text. An additional column has been included in the table as presented within this appendix to allow an assessment of proposed modifications in the context of the SA.
- B.1.1.3 The purpose of this Appendix is to evaluate the proposed modifications to assess whether the modification would be likely to lead to a new potentially significant adverse effect or where the modification may lead to a change in the SA assessment of residual effects identified in the SA in the Regulation 19 SA Report (September 2024)², or subsequent Addendum (April 2025)³ prepared at Submission.
- B.1.1.4 Where no new significant effects are identified, the conclusions in the Regulation 19 SA Report and subsequent Addendum remain valid. Where a modification is identified as resulting in a change in sustainability performance, or constitutes a significant change to a policy or site proposal, the new material has been evaluated in the main body of this report (**Chapter 3** and **4**) using the SA Framework to ensure consistency of assessment approach.

¹ Sandwell Metropolitan Borough Council (2025) Sandwell Local Plan Examination. Available at: <https://www.sandwell.gov.uk/planning-planning-policy/sandwell-local-plan-examination> [Date accessed: 04/11/25]

² Lepus Consulting (2024) Sustainability Appraisal of the Sandwell Local Plan 2024-2041: Regulation 19 SA Report Volume 1-3. September 2024. Available at: <https://www.sandwell.gov.uk/downloads/download/991/sandwell-local-plan-reg19-consultation-documents> [Date accessed: 04/11/25]

³ Lepus Consulting (2025) Sustainability Appraisal of the Sandwell Local Plan 2024-2041. Addendum to the Regulation 19 SA to support the Examination of the SLP, April 2025. Available at: <https://www.sandwell.gov.uk/downloads/file/4259/sa-ed51-sandwell-sa-addendum-22-04-25> [Date accessed: 04/11/25]

B.2 Main Modifications

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
MM1	various	Update housing supply figure from 10,434 to 11,901 throughout plan, plus consequential and related changes Update unmet housing need figure from 15,916 to 14,449 homes throughout plan.	Update	Yes – the proposed modification updates the housing figures throughout the Plan to reflect the latest evidenced housing need and supply, including additions to sites with planning permission (i.e. committed development), changes to the windfall allowance and the removal of discounting made in the Submission SLP. This change is contained within MM5 (Policy SDS1) and MM35 (Policy SHO1) which have been assessed in the Main Modifications SA Report.
MM2	Following paragraph 10 - 11	Reference in text to list of superseded policies and documents in Appendix N (now Appendix L). <u>12. The SLP includes some policies based on original versions found in the SAD and BCCS, and others based on the policies set out in the draft Black Country Plan. A list of previously adopted policies and other planning documents</u>	Clarification	No – the proposed modification updates introductory SLP text

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?																																
		that are superseded by the SLP is included in Appendix L, together with references to the specific SLP policies that will replace them.		for clarity and does not trigger a change to the SA conclusions.																																
MM3	Paragraph 17 - 18	<p>Amend text:</p> <p>17. Agreement through Statements of Common Ground (SoCG) are now a necessity and will document the cross-boundary matters that need to be are being addressed and what progress has been made in dealing with them.</p> <p>Delete text:</p> <p>18. Discussions are ongoing with neighbouring authorities and potential contributions to the Black Country and the Greater Birmingham and Black Country Housing Market Area (GBBC HMA) have been offered in several Local Plans, however these are still to adopted and the offers may change. The DfC statement sets out where and with whom discussions have taken place and how the council has sought to address the shortfall, it will also include Statements of Common Ground (SoCG) that have been agreed to date. The table below sets out the potential contributions following discussions to date and will be updated as necessary and when contributions have been confirmed:</p> <p>Update and amend table:</p> <p>Table 1 – Duty to Cooperate Contributions</p> <table border="1"> <thead> <tr> <th>Contributing Authority</th><th>Contribution to</th><th>Land Type</th><th>Total Potential Contribution</th><th>Sandwell's Confirmed apportionment</th></tr> </thead> <tbody> <tr> <td rowspan="2">Shropshire Council*</td><td rowspan="2">Black Country Authorities</td><td>Residential</td><td>1,500</td><td>0</td></tr> <tr> <td>Employment</td><td>30 ha</td><td>0 ha</td></tr> <tr> <td rowspan="2">South Staffordshire</td><td>GBBC HMA</td><td>Residential</td><td>640</td><td>0</td></tr> <tr> <td><u>Black Country Authorities</u></td><td>Employment</td><td><u>112.2ha</u></td><td>0 ha</td></tr> <tr> <td>Cannock</td><td><u>GBBC HMA</u></td><td><u>Residential</u></td><td><u>500</u></td><td><u>0</u></td></tr> <tr> <td>Telford</td><td>Black Country Authorities</td><td>Residential</td><td>1600 <u>153 per annum (2020 – 2040) **</u></td><td>0</td></tr> </tbody> </table>	Contributing Authority	Contribution to	Land Type	Total Potential Contribution	Sandwell's Confirmed apportionment	Shropshire Council*	Black Country Authorities	Residential	1,500	0	Employment	30 ha	0 ha	South Staffordshire	GBBC HMA	Residential	640	0	<u>Black Country Authorities</u>	Employment	<u>112.2ha</u>	0 ha	Cannock	<u>GBBC HMA</u>	<u>Residential</u>	<u>500</u>	<u>0</u>	Telford	Black Country Authorities	Residential	1600 <u>153 per annum (2020 – 2040) **</u>	0	Update	No – the proposed modification updates the plan with reference to the latest Duty to Cooperate agreements with neighbouring authorities. The modification does not change the SA conclusions.
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		<div>Total</div>	<div>Residential</div>		<div>0</div>		
			<div>Employment</div>		<div>0 ha</div>		
		<p><u>*Shropshire withdrew their plan in July 2025, so their contribution has also now been withdrawn.</u></p> <p><u>** Contribution based on publication version of Telford's plan, February 2025</u></p>					
MM4	Paragraph 2.6	Amend text: <i>The SLP provides for around one third nearly half of the its housing need on the land that is available in Sandwell.</i>				Clarification and correction	No – the proposed modification updates introductory SLP text for clarity and does not trigger a change to the SA conclusions.
MM5	SDS1.1a	Include reference to plan period: <i>... a. deliver at least 40,434 11,901 net new homes <u>across the plan period</u> and create sustainable mixed communities ...</i>				Clarification and amendment	Yes – the proposed modification updates the housing figures in the policy to reflect the latest evidenced housing supply, as per MM1, and adds reference to the Plan period for clarity. This modification has been assessed in the Main Modification SA Report.
	SDS1.1b	Insert new criterion b, subsequent bullet points renumbered: <u>b. seek to meet existing Gypsy, Travellers and Travelling Showpeople needs as far as possible.</u> Add reference to plan period and signpost to employment policies (except Policy SEC4):				Clarification and amendment	No – the proposed modification adds clarification that Gypsy, Traveller and Travelling

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<i>b. c. maintain the ongoing provision of around 1,221ha of allocated employment land, <u>across the plan period</u>, (of which 28ha is currently vacant) <u>(Policies SEC1 – SEC3)</u>;</i>		Showpeople needs will be met as far as possible. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDS1.1c	Reflect the changes made to paragraph 89f (AM8): <i>c. ensure that sufficient physical, social, <u>emergency services, utility</u> and environmental infrastructure is delivered to meet identified requirements;</i>	Clarification	No – the proposed modification clarifies that infrastructure delivery includes emergency services and utilities. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDS1.1h	Amend to refer to exceptional circumstances: <i>h. protect the openness, integrity and function of Sandwell's designated green belt by resisting inappropriate development in it, <u>except in circumstances as set out in national guidance</u>;</i>	Clarification and reflection of national guidance	No – the proposed modification makes a minor policy wording change for clarity. The overall policy approach is unchanged, and its sustainability

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				performance remains consistent with that reported in the Regulation 19 SA.
	SDS1.1i	<p>Include a reference to Nature Recovery:</p> <p>... by resisting inappropriate development in it;</p> <p>i. protect habitats and areas of ecological value <u>and support nature recovery</u>;</p> <p>j. conserve the significance ...</p>	Clarification and update	No – the proposed modification adds reference to nature recovery, clarifying support for biodiversity conservation. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDS1.1j	<p>Amend text:</p> <p>j) conserve the significance of the historic environment, particularly in relation to designated heritage assets and their settings, ...</p>	Correct nomenclature	No – the proposed modification makes a minor wording correction and does not trigger a change to the SA conclusions.
	SDS1.2	<p>Amend text:</p> <p>2. The SLP seeks to ensure this growth is sustainable by requiring the following issues are addressed in planning proposals:</p> <p>... b. allocating <u>ensuring</u> housing <u>is delivered</u> in locations with the highest levels of sustainable transport access to residential services (<u>e.g.</u> retail provision, schools, healthcare facilities, fresh food, employment <u>etc.</u>), <u>such as near</u></p>	Clarification	No – the proposed modification adds clarification on sustainable locations in transport terms and

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p><u>railway stations, metro stops and public transport hubs, and making effective use of land through the application of minimum densities (Policy SHO3):</u></p> <p><i>d. allocating ensuring new employment land is delivered in locations where sustainable access ...</i></p> <p>Add a new criterion on designing out crime and addressing public safety:</p> <p><i>... and minimise detrimental impacts on the transport network;</i></p> <p><u>h. ensuring all new development is designed to minimise the opportunities for crime and antisocial behaviour to occur and to optimise public and individual safety;</u></p> <p><i># i. supporting and enhancing the sustainability ...</i></p>		the need to design out crime and anti-social behaviour. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDS1.3 Paragraph 3.3	<p>Amend criterion 1.3 of policy to include reference to strategic sites:</p> <p>Appendices B and C <u>Chapters 16 and 17</u> show how the housing and employment land ambitions for Sandwell will be met. <u>They include strategic site policies for housing and employment and mixed use, and non-strategic allocations.</u> Those development needs that cannot be accommodated within the borough will be exported to sustainable locations ...</p> <p>Amend justification text to identify sources of supply:</p> <p><i>3.3 The economy and population of Sandwell are both growing. The Council needs to plan for continued economic recovery and growth and enhanced business productivity. It has also identified land a housing supply for at least 40,434 11,901 new homes within the plan period. <u>This comprises identified sites, windfall allowance, additional floorspace in centres and additional supply identified in the Wednesbury Masterplan.</u> To accommodate this future growth, sites and locations that are both sustainable and deliverable have been identified for development, at levels that do not breach the environmental capacity of the area.</i></p> <p>Introduce new paragraph 3.4:</p> <p><u>3.4 In Chapter 16, the Council has identified sites that it considers to be of strategic importance in delivering the housing and employment land needed in Sandwell. Reflecting local circumstances, strategic housing sites are defined as sites capable of delivering over 500 dwellings; sites identified in the West Bromwich and Grove Lane Masterplans are identified as providing strategic benefits. These sites represent a significant proportion of the planned housing growth and are critical to achieving housing requirement of the Sandwell Local Plan.</u></p>	Clarity on type of allocations and sources of housing supply.	No – the proposed modification updates the policy text and justification text to reflect amended chapter numbers, and does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p><u>3.5 One strategic employment site has been allocated. It is a vacant site of over seven hectares that was identified and assessed through the Black Country Economic Development Needs Assessment and Black Country Employment Area Review as important to the delivery of strategic economic growth.</u></p> <p><u>3.6 A mixed-use site has also been identified as of strategic importance, as it provides for a significant amount of housing and employment land in a location with very good links to the strategic highways network.</u></p> <p>Consequential renumbering of subsequent paragraphs</p>		
MM6	SDS2.2	<p>Amend policy text to reflect flexibility:</p> <p><i>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 <u>where relevant and in accordance with other policy obligations</u>: ...</i></p> <p>Amend text:</p> <p>... 2b. development proposals will need to meet the needs of all sections of the community ...</p>	Clarification and consistency	No – the proposed modification makes a minor wording change to the policy for clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDS2.2 e	<p>Amend text:</p> <p><i>e. <u>where practicable</u>, 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 ...</i></p>	Clarification	No – the proposed modification makes a minor wording change to the policy for clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	SDS2.2.h	Amend text: h. applications for planning permission proposals for development should promote circular economy outcomes and seek to reduce whole life-cycle carbon emissions...	Clarification	No – the proposed modification makes a minor wording change to the policy for clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDS2.2.i	Amend text: ... where this will not cause an unacceptable level of harm to the historic fabric, character, setting or appearance of the asset ...	To be consistent with NPPF.	No – the proposed modification makes a minor wording change to the policy for consistency with the NPPF. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDS2.2.j	Amend text: Proposals for development related to climate change adaptation and mitigation that would adversely affect the setting significance 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).	To be consistent with NPPF.	No – the proposed modification makes a minor wording change to the policy for consistency with the NPPF. The overall policy approach is

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
MM7	SDS3.3b	Amend text: <i>b. <u>As set out in the West Bromwich Masterplan</u> 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...</i>	Clarify definition of "transformational"	No – the proposed modification adds mention of the West Bromwich Masterplan for clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDS3.6a	Amend wording: <i>... the SLP Policies Plan <u>Map</u>.</i>	correction	No – the proposed modification corrects wording and does not trigger a change to the SA conclusions.
	SDS3.7 b	Amend text: <i>... b. Retail, residential, and mixed-use development will be encouraged in Wednesbury Town Centre⁴⁰</i> ⁴⁰ Please also see Appendix D <u>B and</u> https://regeneratingsandwell.co.uk/sandwell_projects/wednesbury-high-street-heritage-action-zone/	Include further clarification on Heritage Action Zone work	No – the proposed modification updates reference to an appendix to the SLP and link. This does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	SDS3.8d and e	Additional text: d. <i>The principal locations for new industrial and logistics development – providing at least 584495ha of employment land, <u>designated as SEC1, 2 and 3 sites on the SLP Policies Plan</u>, to meet growth needs.</i> <i>A minimum of 2,134 3,037 new homes (discounted) of mixed type and tenure....</i>	Clarify origin of figure and update. Deletion of “discounted” for consistency with rest of SLP	Yes – the proposed modification updates the housing and employment figures in the policy to reflect the latest evidenced need and supply. This modification has been assessed in the Main Modification SA Report.
	Paragraph 3.36c	Correct figures: ... they include clusters of housing / employment development opportunities providing at least 2,219 3,037 homes (discounted, these sites are already included in the supply detailed in Policy SHO1) and 584 495ha of strategic and local employment areas.	Corrected figures and deletion of “discounted” for consistency with rest of SLP.	No – the proposed modification updates the housing and employment figures in the policy justification text to reflect the latest evidenced housing need and supply, as above. The modification does not alter the SA conclusions.
MM8	SDS4.1a	Amend text: 1. <i>Towns and local communities outside West Bromwich and the regeneration areas identified in Figure 3 will provide:</i> a. <i>a minimum of 474 6,503 new homes delivered through:</i> i. <i>the allocation of previously identified housing sites, or ones submitted as part of a the Local Plan Call for Sites exercise⁴⁹;</i> ii. <i>the repurposing of a small number of brownfield employment sites and other previously developed and surplus land for new housing;</i>	Clarification and correction to refer to all parts of the borough outside the regeneration areas.	Yes – the proposed modification updates the housing figures to be delivered outside of Regeneration Areas in the policy to reflect the latest evidenced housing need and supply, as

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		small scale residential development on windfall sites submitted through the planning application process opportunities in highly sustainable locations;	Express housing target as a minimum. Clarify call for sites exercise. Consistency in referring to small scale sites	per MM1. This modification has been assessed in the Main Modification SA Report.
	SDS4.1c	Additional text: c. Approximately 637 726ha of identified employment land, <u>designated as SEC1, 2 and 3 sites on the SLP Policies Map</u> , to meet employment needs;	Correction	Yes – the proposed modification updates the employment figures in the policy to reflect the latest evidenced need and supply. This modification has been assessed in the Main Modification SA Report, as above.
	Paragraph 3.58	Amend text: Policy SDS4 sets out the strategic approach for Sandwell's other towns and local areas <u>towns and local areas outside of the regeneration areas</u> .	Clarification	No – the proposed modification updates policy justification text for clarity and does not trigger a change to the SA conclusions.
	Paragraph 3.59	Additional justification text:	Clarification	No – the proposed modification updates

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		<i>Sandwell is made up of several towns and small local communities and is a highly urbanised area. It also contains various existing local employment areas. <u>Towns and local areas outside of the regeneration areas (SDS3) will provide at least 6,507 new homes and 726ha of identified employment land.</u></i>		policy justification text for clarity and does not trigger a change to the SA conclusions.
MM9	SDS5.1	Amend the policy wording to address any hiatus prior to the adoption of the Council's own Design Code: <ol style="list-style-type: none"> <i>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. <u>Prior to this being produced and adopted, the Council expects applicants to have regard to the requirements of the National Model Design Code, the West Midlands Design Code and Sandwell's extant design guidance, as well as to the design-related requirements of all relevant policies in the SLP itself.</u></i> <i><u>In some cases, the Council may work with applicants to approve a masterplan or site-specific design code to meet the requirements of a site and its surrounding environment (see Policy SDM1 and supporting text).</u></i> <p>2. The design of new development will be expected...</p>	Update	No – the proposed modification adds detail regarding the role of design codes and site-specific masterplans in delivering high-quality design. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDS5.5	Amend text: <p>5. ... make a positive contribution to place-making and environmental improvement (<u>Policies SNE1 – SNE3), including through the provision of green and blue infrastructure and improvements to local biodiversity,</u> using design codes, design and access statements, ...</p>	Clarification and additional text	Yes – the proposed modification provides clarification on policy implementation and introduces opportunities for minor improvements to local biodiversity. This modification has been assessed in the Main Modification SA Report.

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MM10	SDS6	<p>Amend the title of the policy to reference Community Facilities.</p> <p><i>Policy SDS6 – Cultural and Community Facilities and the Visitor Economy</i></p> <p>Make changes to parts 1, 3 and 6 of Policy SDS6 and in justification text.</p> <p>Development proposals</p> <p>1. Cultural, tourist, and leisure and community facilities within Sandwell will, wherever possible, be protected, enhanced and expanded (where appropriate) in partnership with key delivery partners and stakeholders.</p> <p>3. Proposals for new cultural, tourist or leisure and community facilities or uses, or extensions to existing ones, should:</p> <p>a. be of a high-quality design;</p> <p>b. be highly accessible and sustainable, being located within centres wherever possible;</p> <p>c. not adversely impact on residential amenity or the operation of existing businesses; and</p> <p>d. be designed to be flexible, adaptable, and where possible be capable of alternative or community use.</p> <p>6. Development that would lead to the loss of an existing cultural / tourism community facility in Sandwell will be resisted unless:</p> <p>a. the intention is to replace it with a facility that will provide an improved cultural, or tourist or community offer;</p> <p>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</p> <p>c. An appropriate contribution is made to support and sustain an alternative local cultural, tourist, or leisure or community facility.</p> <p>Para 3.85</p> <p>The range and diversity of cultural, and tourist and community assets in the Black Country.....</p>	Clarification	No – the proposed modification clarifies that the policy relates to community facilities as well as cultural, tourist and leisure, but does not change the overall intention or effect of the policy. The modification does not trigger a change to the SA conclusions.
	SDS6.1	<p>Signpost to SDM9:</p> <p><i>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 (see Policy SDM9).</i></p>	Clarification	No – the proposed modification clarifies the policy approach to resisting the loss of

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	SDS6.6	<p>Amend policy to make clear the position where a facility becomes redundant to the current user:</p> <p>6. Development that would lead to the loss of an existing cultural / tourism facility in Sandwell will be resisted unless:</p> <p>...</p> <p>c. An appropriate contribution is made to support and sustain an alternative local cultural, tourist or leisure facility;</p> <p><u>d) In cases where an established community or cultural facility is declared redundant, prior to considering any application for its change of use or redevelopment the Council will require robust evidence to be submitted that demonstrates the owners / occupiers have sought to retain it in its current or a very similar use. This could vary depending on the nature of the use but might typically include evidence of the marketing of the facility over a 6 – 12-month period for its current use (depending on the nature or complexity of that use or the facility).</u></p>		facilities. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDS6.14	<p>Amend text:</p> <p>14. In cases where new development could potentially prejudice the successful ongoing operation of an adjacent cultural/ religious / performance venue, the agents of change principle will be applied⁵³. <u>This will be supported by a general presumption against the loss of such facilities unless the parameters set out in Section 6 can be met.</u></p>	Clarification	No – the proposed modification clarifies the policy approach to resisting the loss of facilities. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
MM11	SDS7	<p>Amend policy to say that in decision-taking the Council will apply national policy:</p> <p><i>SDS7 – Sandwell's Green Belt</i></p> <p>1. Sandwell Council will maintain a defensible boundary¹ 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.</p> <p>2. Sandwell green belt's nature conservation, landscape, heritage and agricultural value will be protected and enhanced.</p> <p>3. 2. Opportunities will be taken to improve the value and recreational role of the green belt in Sandwell Valley:</p>	Remove duplication of national guidance and policy.	No – the proposed modification removes superfluous text that is already addressed in the NPPF regarding the types of development that are considered inappropriate in the

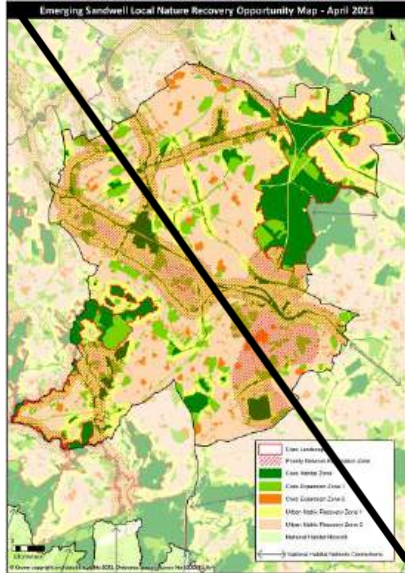
Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p>a. through improving safe accessibility for all users;</p> <p>b. by providing facilities for active and passive recreation (if this preserves the openness of the Green Belt and does not conflict with the purposes of including land within it²);</p> <p>c. by protecting tranquil areas and locations with ecological and historic value.</p> <p>4. Extensions to existing buildings, the re-use of buildings* 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:</p> <p>a. extensions are not disproportionately over and above the size of the existing building(s) as originally constructed;</p> <p>b. for replacement buildings, the new building is in the same use and not materially larger than the one it replaces;</p> <p>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</p> <p>d. it does not lead to an increase in the developed proportion of the overall site.</p> <p><u>3. In determining planning applications, the Council will apply national policy either in the NPPF or its successor.</u></p> <p>...</p> <p>* Provided they are of permanent and substantial construction.</p> <p>Amend justification to support the revised policy:</p> <p>Justification</p> <p>...</p> <p><u>3.99 In accordance with the implementation arrangements set out in the NPPF published on 12 December 2024 (revised 7 February 2025), this plan was examined under the relevant previous version of the NPPF dated December 2023. However, for decision-making purposes, the NPPF (2024) paragraphs 231 – 233 states that policies within the 2024 framework are material considerations in dealing with applications.</u></p> <p>3.96 Sandwell Council recognises that the space needs of existing uses can change and evolve over time and some activities may require additional space. To remain in their current premises and to support a thriving community and economy, facilities currently located in the green belt may need to extend or alter their current operational buildings.</p> <p>3.97 To ensure the openness of the green belt is maintained, any extensions or alterations to buildings in it must not result in additions that are disproportionately over and above the size of the original building. For all non-residential</p>		Green Belt. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.

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	Paragraph 3.99	<p>buildings, the 'original building' is taken to be a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.</p> <p>3.100 3.98 While green belt is not itself a reflection ...</p> <p>Amend text:</p> <p>3.99 3.101 Consultants were commissioned by the Black Country authorities to complete a study of the sub-region's green belt in 2019. The study divided the green belt into different parcels based upon common features. It assessed each parcel against the five purposes of the green belt set out in the NPPF and reached conclusions on the level of harm that would occur if land were released for development. It is the Council's view that there are no exceptional circumstances in Sandwell that would justify amending current boundaries and releasing any areas of green belt for new development. While there is an identified shortfall of land suitable for housing and economic development, this of itself does not outweigh the need to maintain the openness and permanence of the green belt within Sandwell, especially given the densely developed and urban character of the rest of the borough.</p>		
MM12	Paragraph 4.3	<p>Correct paragraph number from 4.3 to 4.4. Consequential renumbering throughout chapter.</p> <p>Explain the use of the 15km impact zone created as a response to the requirements of the Habitats Regulations:</p> <p>4.4 Development in Sandwell ...</p> <p>...</p> <ul style="list-style-type: none"> ensuring that developments adjacent to canals and natural watercourses deliver improved and extended corridors for the movement of wildlife and people. <p>4.5 A report was commissioned by a group of local authorities in the region (including Sandwell and the other Black Country councils) to gauge the potential impacts of development on the region's Special Areas of Conservation, in relation to likely impacts on air quality. This resulted in the carrying out of an <u>Appropriate Assessment on plans and proposals during the drafting of the Sandwell Local Plan, which itself formed part of the assessment.</u></p> <p>4.6 During the production of the report, changes were made to the <u>Nitrogen Deposition Critical Load Ranges in the UK's Air Pollution Information System (APIS). The work being undertaken was based on the old Nitrogen Deposition Critical Load Ranges in APIS. Natural England advised that any local plan currently at Regulation 19 stage could continue using the old critical load ranges, but that acknowledgement should be made of the changes in critical loads since the air quality was modelled. For plans at other stages, councils were informed that they should ensure their local plans reflected the current critical load ranges in APIS. The work in question, the Assessment of Air Quality Impacts European Sites in Staffordshire, Wolverhampton, Walsall, Sandwell, and Dudley Report should be updated to reflect the changes in the figures.</u></p>	Drafting error Clarification and amendment following examination	No – the proposed modification updates policy justification text to provide clarity on the process undertaken to inform the HRA process (reported upon in the 2024 Submission HRA). This modification does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p><u>4.7 Criterion 1 of Policy SNE1 ensures that where development (alone or in combination with other separate development proposals) may have an adverse impact on sites of European importance, it undergoes an appropriate assessment. This will be in the form of a Habitats Regulation Assessment (HRA). The purpose of a HRA is to determine if a plan or project would affect the protected features of certain habitat sites, such as Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites.</u></p> <p><u>4.8 While Sandwell does not itself contain any European sites, it does lie close to several SACs and just outside the 15km zone of influence of Cannock Chase, also a SAC. As a result, the Council undertook work through the HRA for the Sandwell Local Plan, and with the Cannock Chase SAC Partnership, to ensure that the SLP (alone or in combination) would not have adverse impacts on European sites in the vicinity or further afield.</u></p> <p>Subsequent paragraphs renumbered.</p>		
	SNE1.3	<p>Amend wording:</p> <p>3. Species <u>and habitats</u> that are legally protected ...</p>	Clarification	No – the proposed modification makes a minor policy wording update for clarity, and does not trigger a change to the SA conclusions.
	SNE1.4	<p>Amend wording:</p> <p>...a local nature conservation site (Sites of Local Importance for Nature Conservation), <u>protected or priority</u> species, habitat, or geological feature damage must be minimised ...</p>	Clarification	No – the proposed modification makes a minor policy wording update for clarity, and does not trigger a change to the SA conclusions.
	SNE1.5	<p>Amend criterion 5 to reflect the importance of enhancements to wildlife corridors:</p> <p>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. <u>Areas identified on the Sandwell Policies Map as wildlife corridors will be particularly suitable for enhancement and protection, and this will be required when planning proposals are brought forward that would affect them. Where such sites also fall within the West Midlands</u></p>	Clarification and update	No – the proposed modification adds wording identifying suitable areas for wildlife corridors. While this strengthens

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<u>LNRS in areas of strategic significance a 15% uplift in the value of biodiversity net gain units located within them will also apply.</u>		the policy's clarity, it does not change the overall intention of the policy or its assessment in the SA, as the policy was already identified to result in a major positive impact on biodiversity (SA Objective 3).
	SNE1.7	Amend criterion 7 to acknowledge that the ecological value of habitat sites may change over time: <i>... and will amend existing designations in accordance with this evidence. Consequently, sites may receive new or increased, <u>amended levels of</u> protection over the Plan period, <u>including occasionally their de-designation as a SINC or SLINC.</u></i>	Clarification	No – the proposed modification rewords a policy criterion for clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	Paragraph 4.5	Update text: <i>... development proposals should incorporate the recommendations from the Black Country <u>West Midlands</u> Local Nature Recovery Strategy Opportunity Map ...</i>	update	No – the proposed modification updates wording to reflect the progression of the West Midlands Local Nature Recovery Strategy and provide up-to-date information. This modification does not

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				trigger a change to the SA conclusions.
	Paragraph 4.7	<p>Amend wording:</p> <p><i>4.7 Development offers an opportunity to improve the local ecological and geological environment, and this is especially so in an urban area.</i></p> <p>Update and amend text:</p> <p><i>... will identify, map, and regularly review the priorities for protection and improvement throughout the Black Country, in accordance with the emerging Black Country Local Nature Recovery Network Strategy. These will be used to inform planning decisions. <u>As set out in criterion 4, where the planning merits of a proposed development have the potential to outweigh the ecological, geological or environmental value of a SLINC, any suggested mitigation strategy for its loss or partial loss will need to be based on a clear understanding of the current value of the site, using up-to-date evidence.</u> The Local Environmental Records Centre ...</i></p>	Update and clarification	No – the proposed modification makes minor updates to policy justification text for clarity. This modification does not trigger a change to the SA conclusions.
	Paragraph 4.9	<p>Add new paragraph, renumber as necessary:</p> <p><u>Potential Sites of Importance</u></p> <p><u>4.9 Potential Sites of Importance (PSIs) are areas that may support notable species, valuable semi-natural habitats, or important geological features but that have not yet been formally assessed against local wildlife and geological sites selection criteria. These sites are identified using aerial photography, historic mapping, existing environmental records, and local knowledge and EcoRecord holds details of their locations. PSIs are often undeveloped or semi-natural areas that contribute to local ecological networks by providing habitat, supporting biodiversity, and offering opportunities for restoration and enhancement. They play an important role in delivering Local Nature Recovery Strategy objectives and wider national biodiversity goals.</u></p> <p><u>4.10 Where a planning application is likely to have an impact on a PSI, the potential effects on its ecological or geological value must be assessed. If effects are identified, appropriate mitigation or compensation measures will be sought where appropriate. Undertaking a Local Site assessment at the pre-application stage may help determine whether the site meets the criteria for designation.</u></p> <p><i>Protection and Enhancement of Wildlife Habitats</i></p> <p><u>4.9 4.11</u> The Environment Act (2021) ...</p>	Clarification and explanation	No – the proposed modification adds wording to policy justification text for clarity on potential sites of importance for biodiversity. This modification does not trigger a change to the SA conclusions.
MM13	Figure 1 Appendix A	Figure 1 of Appendix A will be replaced with a link to the West Midlands Local Nature Recovery Strategy map on the WMCA website.	Update	No – the proposed modification removes a figure, to be

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p>[see also AM21]</p> <p>Figure 1 – Sandwell Nature Recovery Network map</p> 		replaced with a link to reflect the progression of the West Midlands Local Nature Recovery Strategy and provide up-to-date information and clarity. This modification does not trigger a change to the SA conclusions.
MM14	Appendix A, Figure 2	<p>Figure 2 of Appendix A (now revised Figure 1) amended to identify those habitat banks identified in Policy SNE2 only.</p> <p><i>The following map identifies the list of sites that were ranked by the consultants as being of high and medium value for BNG improvements and are identified as habitat banks.</i></p> <p>Amend habitat bank mapping for Menzies Open Space, Tibbington Open Space and Tividale Park to clarify areas currently in use as or identified as playing pitches.</p> <p>Clarify supporting text in Appendix A as follows:</p> <p><i>Exclusion of certain open space typologies from consideration – allotments, cemeteries and churchyards, institutional land (schools, hospitals, sports grounds and reservoirs), outdoor sports facilities <u>(including playing pitches)</u> and provision for children and young people.</i></p>	Clarification and update	No – the proposed modification updates a figure to provide visual context for habitat bank locations, and does not trigger a change to the SA conclusions.

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Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?								
				Regulation 19 SA and SA Addendum.								
	Paragraph 4.14	<p>Explain modification to Policy SNE2.1 in supporting text:</p> <p>Include explanatory paragraph after 4.14 on the clearance of sites prior to the submission of a planning application:</p> <p><i>4.14 ...and an estimation of how proposed designs will add to that current level, supported by evidence that a minimum 10% net gain has been delivered. <u>Where a development proposal is designed in such a way that more than 10% BNG will be delivered, the Council will look favourably on this higher provision, in particular where it addresses other policy objectives and helps to meet the wider aims of the Local Nature Recovery Strategy such as strengthening ecological networks and creating stepping stone sites between larger green areas.</u></i></p> <p><u>4.15 The government have established the date of 30th January 2020 as a baseline for the assessment of BNG. Any site clearance that occurs after this date that is not related to the grant of planning permission will have its BNG measured against what was on site at the baseline date, using historic records, aerial imagery, habitat data and other relevant information. The baseline ecological value is also taken as being at a level commensurate with the most important or sensitive ecological records applying to the site, as part of a precautionary approach. This means that the level of BNG required to be delivered would be at the highest level possible for that site.</u></p>	Clarification and update	No – the proposed modification adds detail to policy justification text for clarity, and does not trigger a change to the SA conclusions.								
	SNE2.2	<p>Amend text:</p> <p>... 2. Biodiversity net gain must be provided in line with the following principles^(x): ...</p> <p><u>(x) See also Paragraph: 008 Reference ID: 74-008-20240214 of the national Biodiversity Net Gain guidance</u></p>	Clarification of BNG hierarchy	No – the proposed modification adds a footnote for clarity, and does not trigger a change to the SA conclusions.								
	SNE2.6	<p>Amend text:</p> <p><i>Sandwell Council has identified the following site(s)⁶⁵ 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):</i></p> <p>Amend table of sites:</p> <table><tr><th>Location</th><th>Potential project types</th><th>Baseline units</th><th>Potential uplift units (%)</th></tr><tr><td></td><td></td><td></td><td></td></tr></table>	Location	Potential project types	Baseline units	Potential uplift units (%)					Update Consistent approach and consequential changes throughout SLP	No – the proposed modification updates one site identified for off-site BNG habitat banking. This does not alter the overall policy intention or the SA conclusions, as other habitat bank
Location	Potential project types	Baseline units	Potential uplift units (%)									

B24

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		identified zones will be expected to contribute towards the creation of appropriate habitat linkages and types to support those priority areas. x https://www.wmca.org.uk/what-we-do/environment-energy/west-midlands-local-nature-recovery-strategy/	deletion of Sandwell LNRS plan [MM14]	West Midlands Local Nature Recovery Strategy and provide up-to-date information and clarity. This modification does not trigger a change to the SA conclusions.
	Paragraph 4.35	Amend text to reflect updated position: 4.35 The <u>Local Nature Recovery Strategy</u> Nature Recovery Network Map for Sandwell (April 2021) is shown at Appendix A alongside a description of the components that make it up. This, together with similar strategies for the other three Black Country councils, will eventually form an integral part of a wider the West Midlands LNRS that is to be <u>has been</u> produced in the future by the West Midlands Combined Authority . In the meantime, it will carry weight as evidence supporting Policy SNE2. <u>A detailed map showing the various LNRS opportunities and objectives as they apply to Sandwell can be viewed on the WMCA website^a</u> ^a https://www.wmca.org.uk/what-we-do/environment-energy/west-midlands-local-nature-recovery-strategy/	Update	No – the proposed modification updates policy justification text based on the latest evidence, and does not trigger a change to the SA conclusions.
MM16	SNE3.1	Move tree replacement requirements to form the first section of the policy. Move criteria 5, 12, 13, 14 to the new section as follows, renumber other criteria as necessary. Make any consequential changes as required. <u>Tree Replacement</u> <u>1. Development schemes that involve the removal of trees must ensure suitable replacement trees are 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 (criterion 7b).</u> <u>2. For every tree to be 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.</u> <u>3. 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.</u>	Clarification and accessibility	No – the proposed modification adds detailed policy wording on replacement trees. While this strengthens clarity and implementation, it does not change the policy's overall intent or the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p><u>Where possible, they must be planted in a position that will mitigate the loss of visual amenity associated with the original group.</u></p> <p><u>4. Replacement trees must not be planted in locations where they would impact on sites identified / designated as ecologically important (see also Policy SNE2(4)) unless this has been specifically agreed with the Council.</u></p> <p>Retention and Protection of ancient woodland and veteran or ancient trees</p> <p><u>5. 4- Development that would ...</u></p>		
	SNE3.1	<p>Amend wording to clarify the Council's position on irreplaceable habitats such as ancient and veteran trees:</p> <p><i>Development that would result in the loss of or damage to ancient woodland and / or ancient or veteran trees will not be permitted be refused unless wholly exceptional reasons to allow it and a suitable compensation strategy both exist.</i></p>	Alignment with NPPF paragraph 106c	No – the proposed modification rewords a policy criterion for clarity, ensuring alignment with the NPPF. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SNE3.2 Paragraph 4.62	<p>Remove reference to 50m buffer depth:</p> <p><i>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.</i></p> <p>Amend reference to Natural England / Forestry Commission joint advice:</p> <p><i>Ancient woodland and veteran trees⁸⁸</i></p> <p><i>4.62 The NPPF defines ancient woodland and veteran trees as an irreplaceable habitat. Ancient woodland is an area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites. ... given the length of time the trees have been successfully established. Natural England and the Forestry Commission have issued joint advice on how to assess a planning application that may have an impact on ancient woodland, ancient trees or veteran trees standing near to or on a development site⁸⁸.</i></p>	Correction and clarification	No – the proposed modification corrects a policy criterion to align with national policy guidance. The overall policy approach is unchanged, and its sustainability performance remains consistent with that

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		⁸⁸ https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences		reported in the Regulation 19 SA.
MM17	SNE4 paragraph 4.73	<p>Amend text to explain potential overlap between geological and historic importance / significance:</p> <p><i>4.73 ... In many cases they also form an intrinsic part of the green infrastructure network, contributing to landscape and ecological diversity as part of the wider natural environment. <u>Geological and historic significance are closely linked elements of Sandwell's environmental and cultural heritage. Geological significance relates to features such as rock strata, landforms, and mineral seams that reveal the area's natural history and contribute to the character of the Black Country UNESCO Global Geopark. Historic significance, as addressed in Policy SHE4, refers to archaeological remains and historic landscapes that record past human activity and cultural development.</u></i></p> <p><i><u>4.74 These forms of significance often overlap. The borough's geology has shaped patterns of settlement, building materials, and industrial growth, while many historic and archaeological sites expose or incorporate geological features such as former quarries, mines, and cuttings. Likewise, geological landforms frequently define the setting and visual context of heritage assets.</u></i></p> <p>Renumber following paragraphs accordingly</p>	Clarification	No – the proposed modification introduces additional policy justification text for clarity. The modification does not trigger a change to the SA conclusions.
MM18	SNE6.1	<p>Amend text:</p> <p><i>1. Sandwell's canal network <u>(see Figure 14)</u> comprises the canals and their surrounding landscape ...</i></p>	Clarification	No – the proposed modification makes minor policy wording changes, adding a cross-reference for clarity, and does not trigger a change to the SA conclusions.
MM19	SHE1	<p>Change title of section and policy:</p> <p><i>Listed Buildings and Conservation Areas <u>Heritage Assets</u></i></p> <p>...</p> <p><i>Policy SHE1 – Listed Buildings and Conservation Areas <u>Heritage Assets</u></i></p>	Clarification	No – the proposed modification renames the policy, but does not change the sustainability performance of the

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				policy as reported in the Regulation 19 SA.
	SHE1.3	<p>Amend wording to make it clear when a heritage assessment will be required and for which types of development:</p> <p><i>All proposals <u>Planning applications</u> for development that may affect a heritage asset (<u>designated or non-designated</u>), or its setting must be accompanied by a Heritage Impact Assessment. <u>Proposals likely to require an assessment may include (but not be limited to) the following:</u></i></p> <ul style="list-style-type: none"> • <u>Extension or alteration to, or demolition (full or partial) of, a listed building</u> • <u>New development within a conservation area</u> • <u>Development adjacent to or within the setting of a heritage asset</u> • <u>Changes in land use that could affect a heritage asset</u> • <u>Infrastructure projects (roads, pipelines, utilities) crossing or adjacent to heritage-rich areas</u> • <u>Major developments likely to impact archaeology or historic landscapes</u> <p># <u>They</u> should set out clearly the significance of the heritage asset, including any contribution made by its setting, ...</p>	Clarification	No – the proposed modification adds further wording to clarify the types of development to which the policy criterion applies. This provides clarity for implementation but does not change the sustainability performance of the policy as reported in the Regulation 19 SA.
	SHE1.4	<p>Amend text:</p> <p>... Sandwell Council will seek to conserve and enhance the settings of listed buildings <u>preserve the significance of a listed buildings or its setting</u>...</p>	Correct nomenclature	No – the proposed modification rewords a policy criterion for clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
MM20	SHE2.3	<p>Amend text:</p> <p>3. All <u>H-heritage assets that contribute positively to the local character</u> ...</p>	Clarify focus	No – the proposed modification rewords a policy criterion for clarity. The overall

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
MM21	SHE3	Change title of section and policy: Locally Listed Buildings <u>Non-Designated Heritage Assets</u> ... Policy SHE2 – Locally Listed Buildings <u>Non-Designated Heritage Assets</u>	Clarification	No – the proposed modification renames the policy, but does not change the sustainability performance of the policy as reported in the Regulation 19 SA.
	SHE3.2	Amend text: 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 <u>material considerations indicate otherwise.</u>	Clarification	No – the proposed modification rewords a policy criterion for clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
MM22	SHE4.3	Amend text: ... likely to have a significant adverse impact on <u>harm</u> designated archaeological assets...	Correct nomenclature	No – the proposed modification rewords a policy criterion for clarity. The overall policy approach is

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
MM23	SCC1	Rename policy: Policy SCC1 - Energy Infrastructure <u>Reducing operational carbon in new build residential development.</u>	Clarification	No – the proposed modification renames the policy, but does not change the sustainability performance of the policy as reported in the Regulation 19 SA.
	SCC1	Amend first line of policy text: <u>An energy statement will be required for</u> 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.	Clarification	No – the proposed modification rewords a policy criterion for clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SCC1.3	Restructure section 3: ... b. Major developments (residential development of ten or more dwellings) should include an assessment of decentralised energy networks within the Energy Statement: 6.1 <u>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.</u>	Clarification	No – the proposed modification restructures the policy criteria but does not change any wording. This modification

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p>D ii. 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.</p> <p>C. e For developments of over 100 dwellings ...</p>		does not trigger a change to the SA conclusions.
	SCC1.5a	<p>Amend text:</p> <p>Footnote 116:</p> <p>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 (four4 storeys or above) or where overshadowing significantly impacts solar PV output, <u>or where grid capacity or connection can be demonstrated to be unfeasible.</u></p>	Clarification of exceptional circumstance ^s	No – the proposed modification updates footnote wording for clarity, and does not trigger a change to the SA conclusions.
	SCC1 paragraph 5.32	<p>Amend text:</p> <p>These are processes to follow throughout design, construction, commissioning and building handover that reduce the energy performance gap (the gap between predicted energy use and actual energy use). These <u>processes aim to minimise a building's actual carbon emissions (as opposed to predicted emissions using less precise methods like SAP) and enhance occupant satisfaction.</u> not only help keep the building's actual carbon emissions to a minimum (as opposed to their predicted emissions using inaccurate methods like SAP), but they also help to ensure occupant satisfaction. <u>Examples of</u> Ssuitable methods include BSRIA Soft Landings¹¹⁹, NEF / GHA Assured Performance Process¹²⁰, and Passivhaus certification. <u>Alternative processes proposed by the applicant will also be considered, provided they demonstrate evidence-based merit and meet the same objectives.</u> Other processes may be available or become available during the course of the plan. Alternative processes proposed by the applicant will be subject to consideration by the Council on their evidence-based merits. There are also some aAdditional tools, such as BS40101¹²¹ are available <u>to support improvements in energy performance but</u> that are not in themselves an assured performance processes. but that can assist in improving the energy performance of a building in use, such as BS40101424. <u>Other methods may emerge over the course of the plan period and will also be considered.</u></p> <p>^x https://building-performance.network/advocacy/british-standard-bs40101-launch</p>	Clarification and further justification	No – the proposed modification rewords policy justification text for clarity, and does not trigger a change to the SA conclusions.
MM24	SCC2.4d	Correction:	Correction	No – the proposed modification makes a minor correction to policy wording and

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<i>Large-scale development (≥5000m² floorspace) should demonstrate that opportunities for on-site renewable energy infrastructure (on-site but not on or attached to individual dwelling buildings), such as solar PV canopies on car parks, have been explored.</i>		does not trigger a change to the SA conclusions.
MM25	SCC3	Amend text: <i>5.56 Certain aspects of building design intended to increase energy efficiency and reduce heat demand, such as increased glazing and airtightness, can also exacerbate heat risk and cause uncomfortable living conditions. <u>The inclusion of CIBSE TM52/59 overheating assessments provides the flexibility needed to manage this balance, as these assessments allow for more detailed design solutions compared to the simplified approach in Part O of Building Regulations.</u></i>	Clarification	No – the proposed modification makes minor changes to policy justification text for clarity, and does not trigger a change to the SA conclusions.
MM26	SCC4	Amend SSC4.1(a) - Embodied carbon reporting: <i>All large-scale major new residential developments (50 dwellings or more) and non-residential developments (5,000 m² floorspace or more) developments are required to complete a whole-life carbon assessment in accordance with RICS Whole Life Carbon Assessment guidance with <u>BS EN 15978 standard. The assessment should be based on the most appropriate and up-to-date guidance available that complies with the principles outlined in the BS EN 15978 standard. Guidance such as the RICS Whole Life Carbon Assessment guidance (2nd edition) may be used, among others.</u></i> Amend SSC4.4(a) Demolition audits: <i>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), <u>for larger structures or significant demolitions.</u></i> <i><u>b. For smaller-scale demolitions, such as individual walls or small outbuildings, developers are required to consider material re-use where feasible, without the need for a full audit. A simplified, proportionate approach should be taken to assess potential material recovery and reuse.</u></i>	Clarification	No – the proposed modification clarifies the expectations for embodied carbon reporting and demolition audits. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA and SA Addendum.
MM27	SCC5.1a	Amend text: <i>1. Flood Risk</i> <i>a. All developments are required to <u>provide information on the site-specific flood risk of the development site</u> undertake a site-specific flood risk assessment including:</i>	It is not intended that all developments will be required to	No – the proposed modification rewords a policy criterion for clarity. The overall policy approach is

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
			provide a full flood risk assessment in accordance with national guidance - minor modification to the wording of the policy	unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SCC5.6 a	Amend text: <i>6. Watercourses and flood mitigation</i> <i>a. Watercourses (including canals) are an integral part of Sandwell ...</i>	Clarify scope	No – the proposed modification makes a minor clarification to policy wording, and does not trigger a change to the SA conclusions.
	SCC5.6a.iii	Amend text: <i>Not developing over culverted watercourses and allowing a suitable distance easement from the outside edge of the culvert.</i>	Correction	No – the proposed modification makes a minor correction to policy wording and does not trigger a change to the SA conclusions.
	SCC5	New criterion 7: <u>7. All developments should seek to provide wider betterment by demonstrating in site-specific flood risk assessments and surface water drainage strategies (where required) what measures can be put in place to contribute to a reduction in overall flood risk downstream. This may be by:</u> <u>a. provision of additional storage on site e.g., through oversized SuDS, natural flood management techniques, green infrastructure and green-blue corridors; and / or</u>	Reintroduce part 15 from Regulation 18 SLP – request from statutory consultee	No – the proposed modification adds detailed wording to encourage wider flood risk betterment. This strengthens and clarifies expectations

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p>b. <u>by providing a partnership funding contribution towards wider community schemes (both within and beyond the Black Country, in shared catchments with Southern Staffordshire and Birmingham).</u></p> <p>...</p>	following omission	but does not change the SA assessment or conclusions, as the policy was already anticipated to deliver major positive effects for climate change adaptation (SA Objective 5).
MM28	SCC6.1a	<p>Amend text:</p> <p>1. Sustainable Drainage Systems</p> <p>a. <u>Unless it is not practicable to do so, all development proposals should demonstrate that the design has incorporated sustainable drainage systems ...</u></p>	Clarification	No – the proposed modification makes minor policy wording changes for clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	Paragraph after 5.78	<p>Add supporting text to explain how practicability will be judged:</p> <p><u>In assessing whether the use of SuDS is practicable, consideration will be given to the specific characteristics of the site, the nature of the proposed development, and the opportunities available to integrate drainage solutions as part of the overall design. Practicability will not be judged solely on cost or convenience. Instead, the assessment will consider whether there are significant technical, environmental, or operational constraints that would prevent SuDS from functioning effectively or being maintained over the long term. Factors that may influence the practicability of SuDS include:</u></p> <ul style="list-style-type: none"> <u>Site conditions, such as soil type, permeability, groundwater levels, contamination, or land stability, which may limit infiltration or the ability to manage surface water on site.</u> <u>Physical constraints, including site layout, topography, or the presence of existing utilities or infrastructure.</u> 	Clarification	No – the proposed modification adds policy justification text to explain how practicability of the policy implementation will be judged. This modification does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<ul style="list-style-type: none"> <u>Design considerations, such as the need to ensure safety, structural integrity, or the delivery of other essential development components.</u> <p><u>Where SuDS are not considered practicable, applicants will be expected to provide robust evidence and justification, supported by relevant technical assessments. In such cases, alternative surface water drainage solutions must still seek to achieve the same objectives of managing runoff close to source, improving water quality, and reducing flood risk, wherever possible.</u></p>		
MM29	SHW1	Rename policy: <i>Policy SHW1– Health Impacts Assessments</i>	Clarification	No – the proposed modification makes minor wording changes to the policy title. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SHW1.1	<p>Create new criterion 1.3 from existing text and renumber following criteria accordingly:</p> <ol style="list-style-type: none"> ... 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. <p>23. To ensure that new developments have a positive impact ...</p> <p>Delete criterion 4</p> <p>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 existing alcohol drinking establishments contributing to existing negative health and wellbeing impacts and patterns of anti-social behaviour.</p>	Clarification and correction	No – the proposed modification restructures policy wording, and removes a specific criterion relating to restrictions on off-licence uses. The overall policy approach is unchanged, and its sustainability performance remains consistent with that

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				reported in the Regulation 19 SA.
	Paragraph 6.13	<p>Amend text:</p> <p><i>6.13 Proposals for major development, or other proposals with the potential to generate negative effects on the mental and physical health and wellbeing of communities, should provide an assessment of their potential impacts through the use of health impact assessments, as set out in the policy. <u>For the purposes of the assessment process, a waste facility is considered "major" if it accepts more than 75,000 tonnes of non-hazardous waste or 100,000 tonnes of hazardous waste per year. Supporting information should be provided in accordance with guidance set out in Policy SWA4.</u></i></p> <p><u>6.14 Criterion 1 of the policy provides broad parameters on what forms of development will need to be assessed. Criterion 3 relates to those developments identified under criterion 1 and sets out what level of health assessment will be required.</u></p> <p>6.1415 Such an assessment should address ...</p>	Clarification and explanation of approach	No – the proposed modification updates policy justification text for clarity and does not trigger a change to the SA conclusions.
	Paragraph 6.19	<p>Delete text:</p> <p>6.19 Shop uses currently fall within Class E – Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) and therefore any condition preventing the subsequent establishment of a stand-alone off-licence would apply to any permission within Class E or any successor use class should there be changes within the lifetime of the plan.</p>	Consequential to deletion of criterion 4 of Policy SHW1	No – the proposed modification updates policy justification text for clarity and does not trigger a change to the SA conclusions.
MM30	SHW2.2	<p>Amend wording:</p> <p>... New or improved healthcare facilities, <u>infrastructure</u> and services will be provided ...</p>	Clarify flexibility	No – the proposed modification relates to minor policy wording changes. The overall policy approach is unchanged, and its sustainability performance remains consistent with that

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				reported in the Regulation 19 SA.
	SHW2.3	<p>Delete references to Local Development Documents:</p> <p><i>Proposals for major residential developments of ten units or more must be assessed against the capacity of existing healthcare facilities, infrastructure 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, services and / or infrastructure, developers will be required to contribute to the provision or improvement of them such services, in line with the requirements and calculation methods set out in local development documents.</i></p>	Correction	No – the proposed modification relates to minor policy wording changes. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SHW2.6	<p>Delete wording:</p> <p>6. The effects of the obligations on the financial viability of development may be a relevant consideration.</p>	Consistency	No – the proposed modification relates to minor policy wording changes. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
MM31	Paragraphs 6.36 to 6.39	<p>Amend text:</p> <p><i>6.36 ... Sandwell Council is working to reduce pollutant concentrations and to minimise exposure to air quality that does not meet with national objectives. Like the other Black Country Councils, it has declared <u>an</u> Air Quality Management Areas to try to address the issue of poor air quality and provide protection for human health.</i></p> <p><u>6.37 As part of this, an Air Quality Action Plan has been produced and updated, which sets out how the Council are monitoring and addressing air quality issues around vehicles, industrial emissions and smoke control. In general, monitoring over recent years has demonstrated that the levels of air pollution across the</u></p>	Update and clarification	No – the proposed modification updates policy justification text to reflect the latest evidence base regarding air quality. This modification

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p><u>borough have fallen, in line with wider national trends. If this continues, the Sandwell-wide Air Quality Management Area may be lifted during the lifetime of this plan.</u></p> <p>Amend references to Black Country Air Quality supplementary planning document in this policy and consequentially throughout the SLP:</p> <p>6.37 6.38 ...Most developments will have a moderate air quality impact, which can be dealt with through standard mitigation measures, without the need for an Air Quality Assessment (AQA), as detailed in the Black Country Air Quality SPD. ... a wide area. <u>The West Midlands Combined Authority is responsible for producing further air quality planning guidance and where appropriate this may provide further advice and guidance. This will effectively replace the previous Black Country Air Quality SPD.</u></p> <p>6.38 6.39 AQAs should be proportionate to the type and scale of development proposed, in accordance with the guidance provided by the Black Country Air Quality Supplementary Planning Document and relevant national standards for air quality <u>and local guidance as appropriate</u> ...</p> <p>6.39 6.40... An appropriate methodology informed by the Black Country Air Quality SPD <u>national and where appropriate regional guidance</u> should be agreed with the relevant development management team / <u>planning</u> officer on a case-by-case basis.</p>		does not trigger a change to the SA conclusions.
MM32	SHW4.2	<p>Correct figure:</p> <p>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 3.258 <u>3.235</u> hectares of space per 1,000 population. This open space will be provided on site.</p>	Correction / update to reflect change in open space provision following removal of two open spaces sites from the policies map	No – the proposed modification updates policy wording on the open space provision ratio per 1,000 population to reflect the current baseline level of open space. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	SHW4 7bi	Correct figure: ... following the loss of the open space, the amount of unrestricted open space at ward level would exceed 3.258 3.235 hectares per 1,000 population; and ...	Correction / update to reflect change in open space provision following removal of two open spaces sites from the policies map	No – the proposed modification updates policy wording on the open space provision ratio per 1,000 population to reflect the current baseline level of open space. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	Paragraph 6.51.	Amend text: 6.51 Open space, and play standards are and requirements are set out in Appendix J-H and will be subject to review as evidence is updated over the Plan period. <u>Where a commuted sum or improvements are made towards nearby off-site provision in lieu, prioritisation will be given to existing open space facilities within a 400m walking distance. Where facilities do not exist within walking distance or insufficient improvement works are identified to make the contribution acceptable, priority will be given to open space not within walking distance following the Open Space Hierarchy presented at Table 1 of Appendix H. Priority will be given to the closest local open spaces in the first instance, then neighbourhood, town and finally borough open spaces.</u>	Clarification	No – the proposed modification updates policy justification text to clarify requirements for off-site open space provision. The modification does not trigger a change to the SA conclusions.
	SHW4 Appendix J	Amend text: Correct figure - Appendix J Provision (now Appendix H): <i>The Council will seek the provision of unrestricted open space at a minimum ratio of 3.258 3.235 hectares per 1,000 population, measured at a ward level.</i> Correct figure - Appendix J (H) Open space standards in Sandwell:	Correction following previous incorrect designation for two open space sites and	No – the proposed modification updates supporting text for the SLP on the open space provision ratio per 1,000 population to reflect the current

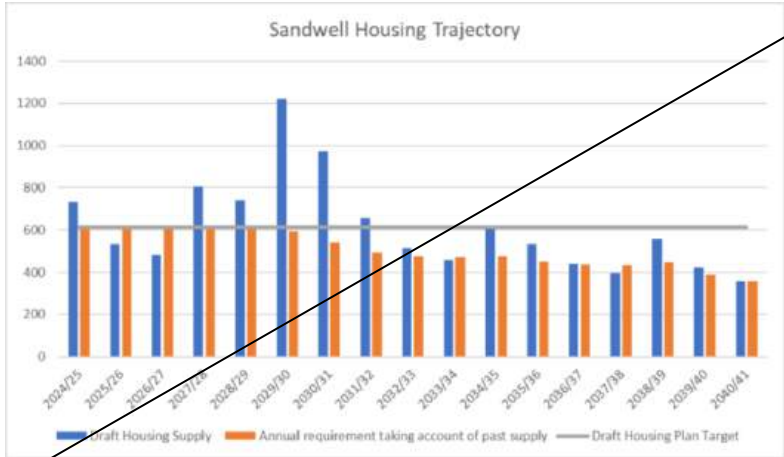
Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?																													
		<p>There are 349 298 open spaces with unrestricted access in Sandwell, covering an area of 4424 1113 hectares. This equates to 43.6 12.9% of the total area of the borough. The quantum of open spaces with unrestricted access equates to 3.258 3.235 hectares of space per 1,000 population.</p> <p>Correct figure - Appendix J (H) Table 2:</p> <table><tr><td>Open Space Typology</td><td>Area (Ha)</td><td>Ha per 1,000 population</td></tr><tr><td>Amenity Greenspace</td><td>188.28 180.10</td><td>0.547 0.523</td></tr><tr><td>... total</td><td>4424.58 1113.4</td><td>3.258 3.234</td></tr></table> <p>Table 5</p> <table><tr><td>Open space typology</td><td>Proposed standard (ha/1000 population)</td><td>Proposed standard (sqm/person)</td><td>Rate (per sqm)</td><td>Contribution per person (£)</td></tr><tr><td>Amenity greenspace</td><td>0.547 0.523</td><td>5.3</td><td>£18.34</td><td>£97</td></tr><tr><td>...</td><td></td><td></td><td></td><td></td></tr><tr><td>total</td><td>3.148 3.124</td><td>32.6</td><td>-</td><td>£2,055</td></tr></table> <p>Correct figure - Footnote 21:</p> <p>[21] The proposed total is less than the existing 3.258ha 3.235ha /1000 population provision as some areas of accessible open space (e.g. cemeteries, churchyards and institutional land) are excluded.</p>	Open Space Typology	Area (Ha)	Ha per 1,000 population	Amenity Greenspace	188.28 180.10	0.547 0.523	... total	4424.58 1113.4	3.258 3.234	Open space typology	Proposed standard (ha/1000 population)	Proposed standard (sqm/person)	Rate (per sqm)	Contribution per person (£)	Amenity greenspace	0.547 0.523	5.3	£18.34	£97	...					total	3.148 3.124	32.6	-	£2,055	consequential changes	baseline level of open space. This modification does not trigger a change to the SA conclusions.
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MM33	Paragraph 6.43	<p>Amend footnotes:</p> <p>... whereas Policy SHW5 relates specifically to playing fields^(x) and built sports facilities^(y).</p> <p><u>(x) As identified in The Town and Country Planning (General Development Procedure) (Amendment) Order 1996</u></p> <p><u>(y) A purpose-built structure or venue designed and constructed to accommodate sporting and physical recreation activities. Examples may include, but are not limited to, sports halls, gymnasiums, swimming pools or indoor courts, and their ancillary spaces.</u></p>	Clarification	No – the proposed modification amends footnotes in policy justification text for clarity, and does not trigger a change to the SA conclusions.																													
MM34	SHW5 Paragraph 6.57.	<p>Clarify details and use of the Sandwell Playing Pitch and Outdoor Sports Strategy:</p> <p>6.57 The current Sandwell Playing Pitch and Outdoor Sports Strategy (PPOSS) action plan identifying the quantitative situation for playing field provision was produced in October 2022. <u>The PPOSS is updated approximately every five years and therefore will be revised during the plan period.</u> Where appropriate, developers will need to demonstrate that they have</p>	Clarification	No – the proposed modification makes minor updates to policy introductory																													

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?															
		taken account of the findings <u>of the most recent version</u> of the Sandwell PPOSS in their schemes; <u>this will be the version that will be used by the Council when a decision is made on planning proposals.</u>		text to provide up-to-date context, and does not trigger a change to the SA conclusions.															
MM35	SHO1.1	Amend text: 1. Sufficient land will be provided to deliver at least 40,434 <u>11,901</u> net new homes over the period 2024-2041. <u>As set out in the NPPF (para 76b), Sandwell Council is seeking to confirm through the SLP the existence of a 5-year housing land supply from the year of adoption (2026). For this purpose, a 20% buffer has been applied to housing supply, in line with the most recent Housing Delivery Test results (2023).</u>	Update following EIP	Yes – the proposed modification updates the housing figures set out in the policy to reflect the latest evidenced housing need and supply, as per MM1. This modification has been assessed in the Main Modification SA Report.															
	SHO1 Table 7	Amend Table 5 (now Table 7): <table><tr><th><u>Source of Supply</u></th><th><u>Type of Supply</u></th><th><u>2024-2041</u></th></tr><tr><td rowspan="3"><u>Current Supply</u></td><td><u>Site under construction</u></td><td><u>566</u></td></tr><tr><td><u>Sites with Planning Permission or Prior Approval</u></td><td><u>929</u></td></tr><tr><td><u>Site with Other Commitments (as set out in 2024 SHLAA)</u></td><td><u>70</u></td></tr><tr><td rowspan="2"><u>Allocated</u></td><td><u>Sites without planning permission</u></td><td><u>6237</u></td></tr><tr><td><u>Sites with Planning Permission</u></td><td><u>1328</u></td></tr></table>	<u>Source of Supply</u>	<u>Type of Supply</u>	<u>2024-2041</u>	<u>Current Supply</u>	<u>Site under construction</u>	<u>566</u>	<u>Sites with Planning Permission or Prior Approval</u>	<u>929</u>	<u>Site with Other Commitments (as set out in 2024 SHLAA)</u>	<u>70</u>	<u>Allocated</u>	<u>Sites without planning permission</u>	<u>6237</u>	<u>Sites with Planning Permission</u>	<u>1328</u>	Clarification, updating	Yes– the proposed modification updates the housing supply figures set out in the policy to reflect the latest evidence, as per MM1. This modification has been assessed in the Main Modification SA Report, as above.
<u>Source of Supply</u>	<u>Type of Supply</u>	<u>2024-2041</u>																	
<u>Current Supply</u>	<u>Site under construction</u>	<u>566</u>																	
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	<u>Sites with Planning Permission</u>	<u>1328</u>																	

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<u>Sites under construction</u>		
		<u>Total Identified Sites</u>	<u>322</u>	
		<u>Total Windfall Allowance</u>	<u>9452</u>	
		<u>Small sites (<10 homes / 0.25ha) (2028-2041)</u>	<u>1547</u>	
		<u>Total Identified Sites and windfall allowance</u>	<u>10,999</u>	
		<u>Additional floorspace in centres</u>	<u>West Bromwich</u>	
		<u>Town Centres</u>	<u>5</u>	
		<u>District and Local Centres</u>	<u>70</u>	
		<u>Total additional floorspace in centres</u>	<u>95</u>	
		<u>Additional supply in Wednesbury Master Plan</u>	<u>170</u>	
		<u>Total Supply</u>	<u>117</u>	
		<u>Net completions</u>	<u>11,286</u>	
		<u>Total supply and net completions</u>	<u>615</u>	
	SHO1.2	Amend text: <i>The key sources of housing land supply are summarised in Table Z, which also provides an indicative number of homes to be delivered in the following timeframes: 2024 – 2029, 2029 – 2034, 2034 – 2039 and 2039 – 2044. Strategic Housing allocations are set out in Appendix B Chapter 16 and Non-Strategic housing allocations are set out in Chapter 17.</i>	Update [see also MM2]	No – the proposed modification updates the policy text to reflect amended chapter numbers, and does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	SHO1.4	Amend text: The development of sites for housing should demonstrate be delivered through 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 remaining parts of the site coming forward for development or the delivery of infrastructure the achievement of high-quality design across the wider site. Masterplans and other planning documents¹⁵⁹ will be produced, where appropriate,...	Clarification	No – the proposed modification rewords policy criteria to clarify requirements for phased development and accompanying infrastructure. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SHO1	Insert new criterion 5: <u>5. 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.</u>	Clarification	No – the proposed modification inserts a new policy criterion, improving clarity regarding supporting infrastructure. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SHO1.5	Delete last sentence of current criterion 5 (now renumbered criterion 6):	Clarification	No – the proposed modification makes a minor update to policy

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		5. 6. 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.		wording and does not trigger a change to the SA conclusions.
	Paragraph 7.4	Amend text: 7.4 The council has identified sufficient land to provide 11,901 additional homes by 2041. <u>The NPPF requires the Council to maintain a five-year supply of housing sites. On adoption of the plan (2026), based on the projected completions in the trajectory (see Appendix G), there is a 5.10 year supply (with a 20% buffer).</u> 97%....	Clarification	No – the proposed modification updates policy justification text with the latest evidenced housing need and supply figures, and does not trigger a change to the SA conclusions.
	Paragraph 7.5	Amend text: The details of proposed housing allocations are provided in Appendix B Chapters 16 and 17 and sites are shown on the Policies Map. Housing capacity has been identified in accordance with the Spatial Strategy and is based on the following information....	Clarification and update	No – the proposed modification updates the policy justification text to reflect amended chapter numbers, and does not trigger a change to the SA conclusions.
	Paragraph 7.6 – 7.9	Delete paragraphs: 7.6 The housing supply from allocations on occupied employment land has been discounted by 15% to take account of the multiple delivery constraints that typically affect such sites and that are likely to reduce delivery on a minority of sites. Delivery constraints include poor ground conditions and the need for large-scale master-planning, land assembly, business relocations and residential service access improvements. 7.7 The supply from other commitments in the current supply and allocated in the urban area has also been discounted by 10% to allow for non-implementation, as some of these sites are also affected by delivery constraints such as poor ground conditions.	Amended in accordance with updated calculations	No – the proposed modification updates policy justification text with the latest evidence, and does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p>7.8 The supply from sites with planning permission but not yet under construction has been discounted by 5% in accordance with historic lapse rates. These discounts are balanced rates that take account of the likely availability of external funding to address constraints, as set out in the Viability and Delivery Study.</p> <p>7.9 Together, these discounts provide sufficient flexibility in the housing land supply to meet any unforeseen circumstances.</p>		
	paragraph 7.11	<p>Amend text:</p> <p>The Plan period has been divided into four phases, covering every five years from 2024. Housing targets for each phase are provided in Table 5 7 details the housing land supply for the plan period. An indicative annualised delivery timeline is set out in the trajectory in Appendix G. These are based on the housing trajectory set out in Appendix I, with further detail provided in the SHLAA. The trajectory demonstrates a steady supply of housing completions over the Plan period, justifying consistent housing targets throughout the Plan period. As set out in the NPPF (paragraph 76), the Council is seeking to confirm through the SLP the existence of a five - year housing land supply from the year of adoption (20256). For this purpose, the buffer applied to housing supply (as set out in the housing trajectory) will be 20%, in line with the most recent Housing Delivery Test results (2023).</p>	Update	No – the proposed modification updates policy justification text with the latest evidence, and does not trigger a change to the SA conclusions.
	Appendix I (now Appendix G)	<p>Replace current trajectory graph in Appendix I with new table and graph:</p>  <p>Table XX Indicative Housing Trajectory and Rolling 5-year supply</p>	Update following hearing session	No – the proposed modification updates the data table and graph to illustrate the housing trajectory, providing up-to-date visual context. This modification does not trigger a change to the SA.

Ref	Page / paragraph / policy reference	Proposed change																		Reason	Does the modification result in a change requiring further assessment?
			<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>	<u>2037/38</u>	<u>2038/39</u>	<u>2039/40</u>	<u>2040/41</u>	<u>Total</u>		
		<u>Total Housing Supply</u>	<u>455</u>	<u>463</u>	<u>535</u>	<u>944</u>	<u>1555</u>	<u>1120</u>	<u>807</u>	<u>601</u>	<u>504</u>	<u>464</u>	<u>603</u>	<u>511</u>	<u>468</u>	<u>594</u>	<u>635</u>	<u>1027</u>	<u>11286</u>		
		<u>5 year supply</u>	<u>3952</u>	<u>4617</u>	<u>4961</u>	<u>5027</u>	<u>4587</u>	<u>3496</u>	<u>2979</u>	<u>2683</u>	<u>2550</u>	<u>2640</u>	<u>2811</u>	<u>3235</u>	<u>2724</u>	<u>2256</u>	<u>1662</u>	<u>1027</u>			
		<u>Rolling 5 year supply</u>	<u>4.36</u>	<u>5.10</u>	<u>5.48</u>	<u>5.55</u>	<u>5.06</u>	<u>3.86</u>	<u>3.29</u>	<u>2.96</u>	<u>2.81</u>	<u>2.91</u>	<u>3.10</u>	<u>3.57</u>	<u>3.01</u>	<u>2.49</u>	<u>1.83</u>	<u>1.13</u>			
		<u>Annualised requirement</u>	<u>906</u>																		

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p style="text-align: center;">Sandwell Trajectory and Managed Delivery Target 2024 - 2041</p> <p style="text-align: center;"> ■ Past Net Completions ■ Projected Net Completions — Annualised requirement — MANAGE: Annual requirement taking account of past completions </p>		
MM36	SHO2	<p>Amend policy wording.</p> <p>1. Proposals for residential development on sites not specifically allocated for residential use (windfall developments) will be permitted where development on the site is previously developed land and in accordance with other local plan policies.</p> <p>2. Proposals for residential development on unallocated greenfield land will be resisted. Such sites will only be considered where:</p> <p>a) The site is not protected open space; or</p> <p>b) The site is council owned land that is deemed surplus to requirements; or</p> <p>c) the development of the site will bring an underused 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.</p>	Clarification	No – the proposed modification makes minor policy wording changes to clarify how the policy will be applied, and removes criteria covered by other SLP policies. The overall policy approach is unchanged, and its sustainability performance remains

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<u>3. 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.</u>		consistent with that reported in the Regulation 19 SA.
	Para 7.13	Delete last sentence: However, greenfield proposals will only be considered if they meet the criteria above.	Clarification	No – the proposed modification removes superfluous policy text. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
MM37	SHO3.1	Amend text: <u>Except where provided for in a site allocations policy, the density and type of new housing ...</u>	To reflect allocation policies that have specific density criteria	No – the proposed modification makes minor policy wording changes to acknowledge that site-specific policies may set different criteria. The modification does not trigger a change to the SA conclusions.
	SHO3.3	Amend text: 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 ...	Delete for consistency	No – the proposed modification removes superfluous policy text. The overall policy approach is unchanged, and its

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SHO3.3a. i	Add 'or' at the end: <i>i. located within a Strategic or Town Centre detailed at Table 10; <u>or</u></i>	Clarification	No – the proposed modification relates to minor policy wording changes and does not trigger a change to the SA conclusions.
	SHO3.4	Amend text: <i>4. Table 6 provides details of the appropriate density and, where appropriate, house type mix, to be sought on each housing allocation <u>and any windfall</u> site, in accordance with ...</i>	clarification	No – the proposed modification relates to minor policy wording changes and does not trigger a change to the SA conclusions.
	SHO3.5	Amend text: <i>5. Any development that fails to make efficient use of land, by <u>proposing developments where more than half of the proposed homes would have</u> providing a disproportionate number of large, 4+ bedrooms homes when compared with evidenced local housing need, will be refused in accordance with the requirements of this policy.</i>	Clarification	No – the proposed modification clarifies the application of the policy regarding the proportion of larger homes permitted. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	SHO3.6	Delete.: 6. Development proposals should be consistent with other Local Plan policies.	Consistency	No – the proposed modification removes superfluous policy text. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	Paragraph 7.23	Amend text: ... Therefore, developments that fail to make the most efficient use of land by proposing developments of schemes where more than half of the proposed homes would have 4+ bedrooms homes when compared with evidenced local housing need, will be refused in accordance with the requirements of this policy and Policy SHO1.	Clarification – in accordance with Policy SHO3.5	No – the proposed modification updates policy justification text for clarity, and does not trigger a change to the SA conclusions.
MM38	SHO4.2	Amend text: ... 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, subject to financial viability, is.....	Clarification	No – the proposed modification updates policy wording to allow exceptions to the criteria where evidenced factors exist. The overall policy approach is unchanged, and its sustainability performance remains consistent with that

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				reported in the Regulation 19 SA.
	Paragraphs 7.26 – 7.27	<p>Add supporting text to explain how to assess whether financial viability exceptions should apply:</p> <p>7.26 The Viability and Delivery study demonstrates that viability varies greatly according to local housing values and whether the site is greenfield or brownfield. Therefore, a sliding scale of affordable housing requirements, ranging from 10% to 25%, has been set out in Policy SHO4, which reflects this variation. The affordable housing value zones</p> <p>...</p> <p>Therefore, to maximise delivery of affordable housing over the Plan period, it is important that affordable housing is sought on all eligible sites, that viability is assessed on a site-by-site basis where required, and that a flexible approach is employed wherever possible to allow for changing market conditions. <u>The onus will be on the applicant to demonstrate that the provision of the required affordable housing would adversely affect the financial viability of the development proposals. Policy SID1 details steps that need to be taken to demonstrate viability issues.</u></p> <p><u>7.27 The Council recognises that exceptional circumstances may sometimes occur where the combined costs of development, including abnormal site conditions, infrastructure, or other planning obligations, would render a scheme unviable if the full affordable housing requirement were applied. In such cases, the applicant will be required to submit a site-specific Financial Viability Assessment (FVA) in accordance with current national guidance. The FVA must provide transparent and robust evidence of all relevant costs, values, and assumptions, including land value, build costs, profit levels, and sales values, and must be supported by appropriate market evidence.</u></p> <p><u>7.28 The Council will arrange for any submitted FVA to be independently reviewed, with the cost of the review met by the applicant. The assessment and its findings will be made publicly available, subject to the protection of any genuinely commercially sensitive information. The Council will seek to secure the maximum proportion of affordable housing on a case-by-case basis.</u></p> <p><u>7.29 Where appropriate, review mechanisms will be used to reassess viability at agreed stages of delivery, ensuring that additional affordable housing contributions can be secured if market conditions improve. This approach ensures that flexibility is applied transparently, maintains confidence in the planning process, and delivers the greatest possible contribution to meeting Sandwell's affordable housing needs.</u></p> <p>7.27 7.30 The current affordable housing value zones ...</p>	Justification and clarification	No – the proposed modification updates policy justification text for clarity regarding financial viability exceptions for affordable homes. This modification does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	SHO4.2a	Amend text: a. On all sites in a lower zones and brownfield sites in medium value areas <u>zones</u> – 10% affordable housing; b. On greenfield sites in medium value zones – 15% affordable housing; c. b. On all sites in higher...	Clarification and correction	No – the proposed modification updates policy wording to clarify the proportion of affordable housing required in different value zones. It does not change the overall intention of the policy to secure the greatest proportion of affordable housing need that is deliverable and financially viable in plan-making terms. The modification does not trigger a change to the SA.
	SHO4.3	Delete text: 3. 25% of the affordable homes required by this policy will be First Homes tenure, as defined in national guidance. <u>First Homes will be provided in accordance with national policy.</u>	Consistency with national policy	No – the proposed modification updates policy wording to align with national policy. This does not change the overall intention of the policy to deliver an overall appropriate mix of affordable housing types, or assessment of the policy in the SA.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	paragraph 7.31	Delete paragraph – policy now refers to requirements in national policy <i>The tenure of affordable housing to be funded by developers through planning obligations is constrained by national planning policy, as set out above. At least 25% of any affordable homes funded should be First Homes tenure – a specific kind of discounted market sale housing to be sold at 30% below current market value, to eligible persons only, at every future sale¹⁶³. National guidance allows for evidenced local variations in First Homes requirements, however there is no evidence that such variations are required in Sandwell. In addition, the NPPF (paragraph 66) requires at least 10% of all homes on major developments (of ten homes or more) to be affordable home ownership tenure. Annex 2 of the NPPF provides a definition of affordable home ownership¹⁶⁴.</i>	Update – refers to national policy	No – the proposed modification removes superfluous policy justification text. This modification does not trigger a change to the SA conclusions.
	SHO4.6	Delete criterion 6: <i>6. The affordable housing created will remain affordable in perpetuity.</i>	Clarification and update	No – the proposed modification removes the requirement for affordable housing to remain affordable in perpetuity. While this reduces a long-term safeguard, it does not change the overall intention of the policy to provide affordable housing, and does not trigger a change to the SA conclusions.
MM39	SHO5.1	Amend text: <i>1. All new homes will be required to meet M4(2) (Category 2: Accessible and adaptable dwellings) requirement in Building Regulations <u>except where site specific factors such as vulnerability to flooding, site topography, and other circumstances may make a specific site less suitable for M4(2).</u></i>	Clarification	No – the proposed modification updates policy wording to allow exceptions to the criteria where evidenced factors exist. The overall policy approach is unchanged, and its sustainability

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				performance remains consistent with that reported in the Regulation 19 SA.
	SH05.2	Amend text: ...(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 ward where the site is located),	Correction	No – the proposed modification makes a minor wording correction within policy text. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	Paragraph 7.41	Clarify text: 7.41 Therefore, where there is identified demand in the borough, this will be assessed on a ward basis and by the number of people registered on the self-build and custom build register in the ward where development is proposed. When an application is submitted... will be provided where appropriate. Where there is no evidence of demand, i.e. the Sandwell self and custom build register does not have any names registered for the ward in which the development is proposed, then the applicant will not have to provide self-build / custom build plots in the proposed development.	Clarification	No – the proposed modification updates the policy introductory text for clarity regarding self and custom build needs. This modification does not trigger a change to the SA conclusions.
MM40	Paragraph 7.44	Add footnote: <i>Protecting Family Housing^z</i>	Clarification	No – the proposed modification adds a footnote to clarify a term, and does not

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<i>Family housing is a self-contained dwelling that is intended for one family or household and has two or more bedrooms.</i>		trigger a change to the SA conclusions.
MM41	SHO7.1	Clarification and additional footnote: <i>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 properties¹⁷¹ within a 100-metre radius of the application site, measured from the centre point address 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.</i> <i><u>*The location of an address point is recorded on the Local Land and Property Gazetteer (LLPG) which is managed by Sandwell Council.</u></i>	Clarification	No – the proposed modification makes minor wording changes to clarify how the policy will be applied, but does not change the intention or effect of the policy. The modification does not trigger a change to the SA.
	SHO7.3	Correct reference: <i>a. the development would not:</i> <i>i. result in the loss of C3 family-sized dwellings in areas where there is a proven demand for such accommodation (Policy SHO7<u>6</u>);</i>	Correction	No – the proposed modification corrects a cross-reference within policy text. This modification does not trigger a change to the SA conclusions.
	Paragraph 7.53	Add supporting text to make it clear that this policy applies to large HMOs, and after the introduction of an Article 4 direction: <i>7.53 Houses in multiple occupation (HMOs) are defined as homes accommodating three or more unrelated households who typically share kitchens, lounges, and bathrooms. <i>if an Article 4 direction is put in place, which means that the council has removed "permitted development rights," planning permission will be required for small HMOs (3 – 6 people) in specific areas.</i></i>	Clarification	No – the proposed modification updates the policy justification text for clarity. This modification does not trigger a change to the SA conclusions.
MM42	SHO8.2 (c)	Amend text:	Clarification and update	No – the proposed modification updates

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?																		
		For sites where there is likely to be a requirement for on-site provision of new schools, this is set out in Appendix B Chapters 16 and 17 .		the policy wording to reflect amended chapter numbers, and does not trigger a change to the SA conclusions.																		
MM43	SHO9.2	<p>Amend as follows:</p> <p>2. Table 11 sets out the need for new Gypsy and Traveller permanent pitches and Travelling Showpeople plots will be provided to meet identified needs up to 2031 as set out in Table 9, in accordance with the Black Country Gypsy and Traveller Accommodation Assessment (GTAA) 2022.</p> <p>Insert table:</p> <p><u>Table 11: Need and Supply of Gypsy and Traveller Permanent Pitches and Travelling Showpeople Plots</u></p> <table><tr><th>Type of Supply</th><th>Proposed Supply (Allocations)</th><th>Need to 2031</th><th>Need 2031 -2041</th><th>Total Need</th><th>Shortfall</th></tr><tr><td>Gypsy and Travellers (Pitches)</td><td>10</td><td>12</td><td>6</td><td>18</td><td>8</td></tr><tr><td>Travelling Showpeople (Plots)</td><td>0</td><td>24</td><td>8</td><td>32</td><td>32</td></tr></table>	Type of Supply	Proposed Supply (Allocations)	Need to 2031	Need 2031 -2041	Total Need	Shortfall	Gypsy and Travellers (Pitches)	10	12	6	18	8	Travelling Showpeople (Plots)	0	24	8	32	32	Clarification and update	No – the proposed modification introduces a table to the policy to clarify Gypsy and Traveller pitch / Travelling Showpeople plot need and supply figures. This does not change the overall intention of the policy, the allocated pitches, or assessment of the policy in the SA.
Type of Supply	Proposed Supply (Allocations)	Need to 2031	Need 2031 -2041	Total Need	Shortfall																	
Gypsy and Travellers (Pitches)	10	12	6	18	8																	
Travelling Showpeople (Plots)	0	24	8	32	32																	
	SHO9.4f	<p>Delete reference to BNG from list of criteria:</p> <p>... e. ... drainage, sewage and waste disposal (storage and collection);</p> <p>f. a minimum 10% biodiversity net gain is demonstrated in accordance with Policy SNE2; and</p> <p>g. f. the site should not be at risk of flooding</p>	Statutory requirement - duplication	No – the proposed modification removes superfluous policy wording that duplicates statutory requirements. The modification does not trigger a change to the SA conclusions.																		

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	Paragraph 7.71	Amend text: <i>A Gypsy and Traveller Accommodation Assessment (GTAA) for the Black Country was completed in 2022, in accordance with national guidance, and identified the likely future local need for Gypsy and Traveller and Travelling Showpeople accommodation. Table 9 demonstrates that the Council cannot provide a 5-year supply for Gypsy and Traveller pitches. It is anticipated that allocations and permissions will provide sufficient supply to meet targets up to 2031, and small windfalls within the urban area are expected to meet remaining need over the Plan period. ...</i>	Update	No – the proposed modification updates the policy justification text for clarity regarding unmet needs. This modification does not trigger a change to the SA conclusions.
	Paragraph 7.75	Amend text: <i>The SLP aims to meet the needs of existing families that meet the Planning Policy for Travellers Sites 2015-2024 (PPTS) travel for all definition (excluding those living in bricks and mortar accommodation) as identified in the GTAA as ‘ethnic identity’, by continuing to deliver privately and publicly owned sites and pitches. The total need identified is for eight twelve pitches up to 2031, and an additional six pitches from 2031 to 2041, totalling 18 pitches across the plan period. The Plan has allocated one site with ten pitches, so has a shortfall of eight pitches across the plan period.</i>	Clarification and update	No – the proposed modification updates the policy justification text with the latest evidenced Gypsy, Traveller and Travelling Showpeople need and supply information. This modification does not trigger a change to the SA conclusions.
	Paragraph 7.76	Delete Table 9 Table 9 – Supply of Gypsy and Traveller Permanent Pitches up to 2031	Update – see related modifications	No – the proposed modification removes a table from policy justification text, as updated information has been incorporated into the policy itself. This modification does not

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?												
		<table><tr><th>Type of Supply</th><th>Number</th></tr><tr><td>Existing authorised pitches</td><td>16</td></tr><tr><td>Regularise temporary / unauthorised sites (b)</td><td>0</td></tr><tr><td>Intensify and extend existing sites (c)</td><td>0</td></tr><tr><td>Pitch allocations (d, e)</td><td>10</td></tr><tr><td>Total New Pitches</td><td>10</td></tr></table>	Type of Supply	Number	Existing authorised pitches	16	Regularise temporary / unauthorised sites (b)	0	Intensify and extend existing sites (c)	0	Pitch allocations (d, e)	10	Total New Pitches	10		trigger a change to the SA conclusions.
Type of Supply	Number															
Existing authorised pitches	16															
Regularise temporary / unauthorised sites (b)	0															
Intensify and extend existing sites (c)	0															
Pitch allocations (d, e)	10															
Total New Pitches	10															
Paragraph 7.77	Delete paragraph: Table 9 demonstrates how this approach will deliver sufficient pitches to meet the need up to 2031 plus a buffer of two pitches (20%) – providing a five year deliverable supply of pitches from adoption of the SLP in 2025, as required by the PPTS. The approach will also provide 71% of the total need for 14 pitches over the Plan period (2024-41).	Consequential update in respect of deletion of Table 9	No – the proposed modification removes unnecessary introductory text, as updated information has been incorporated into the policy itself. This modification does not trigger a change to the SA conclusions.													
Paragraph 7.78	Amend text: <i>It is not possible to identify and allocate further sites to meet the remaining need for four eight pitches up to 2041, as no deliverable site options were put forward through the Sandwell Local Plan preparation process ...</i>	Update	No – the proposed modification updates introductory text to clarify the residual need figure for Gypsy													

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				and Traveller pitches and does not trigger a change to the SA conclusions.
MM44	SHO10	Amend title: <i>Policy SHO10 - Housing for people with specific needs <u>requirements</u></i>	Clarification	No – the proposed modification makes minor wording changes to the policy title. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SHO10.1	Amend as follows: <i>1. Proposals for specific forms of housing including children's homes, care homes, nursing homes, extra care facilities. <u>housing for older people</u>, or any other identified need, will be considered in relation to the following criteria:</i> <i><u>a. the type of specialist accommodation proposed meets identified needs;</u></i> <i>b. compatibility with adjacent uses;</i> <i>...</i> <i>h. proximity to facilities;</i> <i><u>i. the proposal meets the accessibility requirements set out in Policy SH05.</u></i>	Clarification	No – the proposed modification makes minor wording changes to the policy criteria for clarity and to ensure specific needs are being met. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	SHO10 Para 7.82	<p>Include the level of need for older persons accommodation:</p> <p><i>To plan effectively for people with specific needs, the Council will develop a series of strategies to help meet these needs¹⁷⁷, which will be implemented over the Plan period. <u>The Strategic Housing Market Assessment 2024 identified a requirement for 1,708 additional units of sheltered housing for older people / retirement housing and 378 additional extra care units / supported living housing in Sandwell over the plan period.</u></i></p>	Clarification	No – the proposed modification updates the policy justification text with the latest evidenced needs. This modification does not trigger a change to the SA conclusions.
MM45	SEC1.2a	<p>Amend text:</p> <p><i>2. The borough is subject to a demand for 244 229.5 hectares of new employment land (based on the past trends forecast of 485 203.5 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:</i></p> <p><i>a) The development of employment development sites allocated in the Plan, equal to 42 44.5 hectares (this figure includes past completions since 2020).</i></p>	Update figure	Yes – the proposed modification updates the employment figures in the policy to reflect the latest evidenced need and supply. This modification has been assessed in the Main Modification SA Report.
	SEC1.3	<p>Amend text:</p> <p><i>The Plan will deliver a portfolio of employment development sites of various sizes and quality to meet a range of business needs. This land is The employment development sites, in addition to those sites currently occupied for employment uses uses under Policies SEC2, SEC3 and SEC4. These sites will be safeguarded for industrial employment uses uses under Use Classes E(g)(ii), E(g)(iii), B2, and B8.</i></p>	Clarification	No – the proposed modification amends policy text to clarify the types of employment uses referred to. The overall policy approach is unchanged, and its sustainability performance remains consistent with that

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				reported in the Regulation 19 SA.
	SEC1.4	Amend text: <i>... the Council will support, with public intervention as necessary, the regeneration and renewal of such areas, including their environmental enhancement, <u>the protection and enhancement of heritage significance where it occurs</u> and <u>the</u> incorporation of sustainable measures to mitigate climate change impacts. ...</i>	Make reference to heritage assets	No – the proposed modification introduces policy wording to protect and enhance cultural heritage. This provides clarification but does not change the overall intention of the policy and its focus on supporting economic growth, or the assessment of the policy in the SA.
MM46	SEC4.2b	Amend text: <i>... if the site is occupied or part-occupied, that successful engagement has been undertaken with the occupiers to secure their relocation <u>and the site has been genuinely marketed for employment use for a period of at least 12 months.</u></i>	Clarify that occupied sites will also undergo marketing as described in criterion 2a	No – the proposed modification makes a minor policy wording change for clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
MM47	SEC6	Add new paragraph between paragraphs 8.50 – 8.51 and renumber remaining paragraphs: <i>8.50 ... by the businesses operating in these areas.</i>	Clarification - explain Council would support the	No – the proposed modification updates the policy justification

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	Paragraphs 8.50 – 8.51	<p><u>8.51 In this context, it is recognized that some existing industrial or commercial uses may cause significant nuisance or harm to neighbouring residential areas. While the complete removal of these 'bad neighbours' may not always be feasible or desirable due to economic and employment considerations, the Council would support proposals that seek to replace them with less harmful neighbours - businesses or uses that have a reduced impact on adjacent sensitive uses such as housing. This approach aims to balance the protection of residents from harmful impacts with the need to maintain a viable local economy, ultimately fostering a more sustainable coexistence between employment land and sensitive residential areas.</u></p> <p>8.51 <u>8.52</u> Equally, given pressure on older ...</p>	replacement of a bad neighbour by a 'less harmful' neighbour.	text for clarity. This modification does not trigger a change to the SA conclusions.
MM48	SCE1.6b	<p>Amend text:</p> <p><i>b. the consolidation and reconfiguration of vacant floorspace into a mix of uses, especially the residential use of upper floors where appropriate, and / or extensions to existing floorspace, with any new development being well-integrated with existing provision;</i></p>	Clarification	No – the proposed modification makes a minor wording change to the policy. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SCE1	<p>Add new criterion:</p> <p>... 6d ... coverage where appropriate.</p> <p><u>7. Proposals should recognise, protect and make use of heritage assets so that they can contribute to environmental, economic and community regeneration consistent with their status, securing their long-term viability through sensitive repair, restoration, and adaptive reuse.</u></p> <p><u>Proposals will be supported where they protect and enhance heritage significance, contribute to town centre vitality, and deliver public benefits that outweigh any potential harm.</u></p>		Yes – the proposed modification adds a new criterion to protect and enhance heritage assets, leading to further benefits for cultural heritage. This modification has been assessed in the Main Modifications SA Report.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	Table 10.	Amend heading at end of first column and include Abbey Road and Hagley Road West in alphabetical list: Proposed local centres: Update the rest of the plan for consistency.	Update	No – the proposed modification updates local centres listed in Sandwell's Hierarchy of Centres in policy justification text. This modification does not trigger a change to the SA conclusions.
MM49	SCE2	Consistent references to Primary Shopping Area, delete reference to Retail Core: 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 services ¹⁹⁴) remain the predominant uses within the defined retail core / primary shopping areas... 3. Changes of use of ground floor premises that require planning consent in Retail Core / Primary Shopping Areas will be assessed... 4. In centres with no defined retail core or Primary Shopping Area, proposals for.... Make consequential updates to town centre plans in SLP to reflect changes to designations.	Update and consistency	No – the proposed modification removes reference to the Retail Core in the policy, ensuring consistent use of terminology. This modification does not trigger a change to the SA conclusions.
MM50	SCE4.1	Amend text: <i>Proposals for appropriate uses (paragraphs 9.68 – 9.71 9.70) ... (in-centre locations being defined in paragraph 9.67a 9.70) ... catchment areas of those centres. <u>In addition, the residential reuse of upper floors will be considered positively where appropriate.</u></i>	Clarification	No – the proposed modification makes a minor update to policy wording for clarity on the location of supported housing uses in centres. The overall policy approach is unchanged, and its sustainability performance remains consistent with that

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				reported in the Regulation 19 SA.
	Paragraphs 9.42 – 9.44	<p>Delete text:</p> <p>9.42 A new local centre has been designated on Hagley Road West (Hollybush). Its designation corrects an anomaly. This centre includes 37 commercial units providing convenience and comparison outlets, food outlets, financial services, grooming and health services, some of which are double fronted. Until comparatively recently it had no convenience offer. This has since changed, hence its eligibility for inclusion as a centre. It is located on the boundary between Sandwell and Birmingham City Council, with further commercial units in Birmingham; functionally it is significantly larger than several existing Sandwell Tier Three centres. It has been monitored annually for several years. The review of the Local Plan is the correct time to incorporate it into the hierarchy of centres.</p> <p>9.43 Another new centre, Abbey Road Local Centre, is proposed at the junction of Wigorn Road and Abbey Road, Smethwick. Its designation corrects an anomaly. This centre comprises 24 commercial units including a post office, food outlets, grooming and health services. It also has a long-standing convenience offer. It also has a long-standing convenience offer. Functionally, it is larger than several existing Sandwell Tier Three centres. The review of the Local Plan is the correct time to incorporate it into the Hierarchy of Centres.</p> <p>9.44 The former Tier Three centre located at the junction of Hagley Road and the A1123 (known as Hagley Road / Jonathan's) has been removed from the Hierarchy of Centres as it no longer fulfils the function of a local centre, having lost most of its functions since it was first identified, including the key convenience aspect of its offer.</p>	Update status of local centres	No – the proposed modification removes policy justification text on local centres to reflect that these centres are now established, and does not trigger a change to the SA conclusions.
MM51	SWB1.2	<p>Add criterion:</p> <p><u>2.i conserving and enhancing the historic environment (Policies SHE1 – SHE4).</u></p>	Soundness	Yes – the proposed modification adds a new criterion to protect and enhance heritage assets, leading to further benefits for cultural heritage. This modification has been assessed in the Main Modifications SA Report.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	Paragraphs 10.24 – 10.25 Table 11	Amend tables to delete references to undiscounted housing figures in columns headed indicative Land Use		No – the proposed modification updates indicative land uses associated with West Bromwich Masterplan Projects in the introductory text. The modification does not trigger a change to the SA conclusions.
MM52	SWB2.1a	Amend text: <i>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 1,536 new homes in the strategic centre by 2041.</i>	Clarification	Yes – the proposed modification updates the housing figures in the policy to reflect the latest evidenced housing need and supply. This modification has been assessed in the Main Modifications SA Report.
	Paragraph 10.41 Figure 13	Amend and update text: <i>The strategic centre boundary and Primary Shopping Area are is identified on the Policies Map and shown at Figure 13. It is They are used for determining what is in and out-of-scope in terms of proposals.</i> Plan of Wednesbury Town Centre to be replaced with one of West Bromwich Town Centre (see AM61)	Update and consistency Correction	No – the proposed modification updates policy justification text and reference to a figure for clarity, and does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
MM53	Paragraph 11.4 Figure 14	Amend Figure 14: Existing Transport Network Map The plan is missing the current cross-city route from Smethwick (near Rolfe Street Railway Station), through Cape Hill, towards Birmingham (serving buses 54, 82 and 87) and this should be added to the plan.	Corrections	No – the proposed modification updates a figure in the Plan to provide up-to-date visual context. This modification does not trigger a change to the SA.
	STR1 Figure 16	Amend Figure 16: <ul style="list-style-type: none">The plan is missing the current cross-city route from Smethwick (near Rolfe Street Railway Station), through Cape Hill, towards Birmingham (serving buses 54, 82 and 87) and this should be added to the plan.The plan shows a route along the A457 Tollhouse Way / Soho Way and then along the B4135 Cranford Street / Heath Street; however, there are no bus services along this route, which should be amended. The route along Hamstead Road should continue up to the A4041 Newton RoadCore Bus Network - replace map with amended version	Corrections	No – the proposed modification updates a figure in the Plan to provide up-to-date visual context. This modification does not trigger a change to the SA.
MM54	Paragraph 11.27	Amend text: ... by rapid transit and core bus routes (the West Midlands Core Bus Network as shown on Figure 14 <u>or as amended from time to time</u>) ...	Correction and update	No – the proposed modification updates policy justification text for clarity and does not trigger a change to the SA conclusions.
MM55	STR2 Paragraph 11.28	Amend text: ... in consultation with neighbouring highway authorities. <u>Since 2025, the power to alter the KRN has been devolved to the WMCA Mayor. All policies relating to the KRN will apply to the network as amended from time to time.</u> The KRN features ...	Clarify role of WM Mayor	No – the proposed modification updates policy justification text for clarity and does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
MM56	STR4.5	Amend text: <i>Existing and disused railway lines <u>and sidings, and any that become disused in the future,</u> will be safeguarded for rail-related use</i>	Clarification	No – the proposed modification makes minor policy wording changes for clarity, and does not trigger a change to the SA conclusions.
MM57	STR5 Paragraph 11.51	Amend text: <i>All new cycle facilities will be designed in accordance with guidance set out in Local Transport Note 1/20 and TfWM's Cycle Design Guidance. <u>Where cycle routes and associated facilities are located in areas of heritage, archaeological or ecological sensitivity, their design should take this into account.</u></i>	Clarification	No – the proposed modification updates policy justification text for clarity and does not trigger a change to the SA conclusions.
MM58	STR9 .1d	Correction: <i>... such <u>as</u> hydrogen fuel cells ...</i>	Correction to wording	No – the proposed modification corrects a typographical error and does not trigger a change to the SA conclusions.
MM59	SID1.1	Amend text: <i>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.</i>	Clarification	No – the proposed modification makes a minor wording change to the policy. The overall policy approach is unchanged, and its sustainability performance remains consistent with that

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				reported in the Regulation 19 SA.
	SID1.3	<p>Amend text:</p> <p><i>3. A planning application that complies 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.</i></p>	Clarification	No – the proposed modification removes policy wording on the applicant's responsibility for implementation and funding from this criterion. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SID1.4	<p>Add wording:</p> <p><u>Where an applicant submits a planning application that seeks to make a reduced planning contribution on viability grounds,</u> financial viability assessments conforming to national guidance will be required to be submitted <u>prior to determination</u> and, where necessary independently appraised by an appropriate professional appointed by the local planning authority at the cost of the applicant. <u>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.</u></p>	Clarification	No – the proposed modification adds policy wording on the applicant's responsibility for implementation and funding. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.

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	SID1.5	Amend text: <i>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.</i>	Clarification	No – the proposed modification makes a minor wording change to the policy. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SID1.7	Amend text: <i>7. Sandwell Council will set out in an Infrastructure Delivery Plan <u>(to be reviewed annually)</u>:</i>	Update	No – the proposed modification makes a minor wording change to the policy. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
MM60	Paragraph 12.17	Amend text – refer to emergency services: <i><u>j) Public services including emergency facilities.</u></i>	Clarification	No – the proposed modification updates policy justification text for clarity and does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
MM61	SID2	<p>Amend text:</p> <p>5G, <u>6G and Future Digital</u> Networks</p> <p>...</p> <p>1. Any proposals for infrastructure to support the delivery of 5G <u>and future, more advanced, digital</u> networks will be supported in principle</p> <p>...</p> <p>Operators proposing 5G <u>and future, more advanced, digital</u> network infrastructure are strongly recommended to enter early discussions with the Council.</p>	Update	No – the proposed modification makes minor policy wording changes to account for technological advancements, helping to future-proof the policy. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
MM62	Glossary Appendix O (now Appendix N)	<p>Modify definition of infrastructure:</p> <p>Basic services necessary for development to take place, e.g., roads, electricity, sewerage, water, education, and health facilities, <u>and public service infrastructure and facilities (including emergency services)</u>.</p>	Update	No – the proposed modification updates a term in the glossary for clarification. This modification does not trigger a change to the SA conclusions.
MM63	SWA2.1	<p>Amend text:</p> <p>Sandwell will safeguard all existing strategic and other waste management facilities from inappropriate <u>incompatible</u> development to maintain existing <u>maximum</u> levels of waste management capacity and meet Strategic Objective 17, unless it can be demonstrated that...</p>	Clarification	No – the proposed modification makes minor policy wording changes for clarity, and does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
MM64	Paragraph 13.41	Amend first sentence: <i>13.41 When determining applications for non-waste development within a short distance of or adjacent to an existing waste management facility, regard will be had to any potential adverse impacts the proposed development might have on the future of the site as a location for the continuation of waste management activities <u>in accordance with the 'agent of change' principle.</u></i>	Align with the NPPF and the 'Agent of Change Principle'.	No – the proposed modification makes minor wording changes to policy justification text and does not trigger a change to the SA conclusions.
MM65	SWA4.3 and 4.4 Paragraphs 13.68 – 13.71	Delete criteria SWA4.3 and 4.4: <i>Waste Applications – Supporting Information</i> <i>3. Planning applications for waste development²³²¹ 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.</i> <i>4. The following information should also be included in the supporting statement and / or on the planning application form:</i> <i>a. the type of waste facility or facilities proposed;</i> <i>b. the waste streams and types of waste to be managed;</i> <i>c. the types of operation to be carried out on the site;</i> <i>d. whether waste would be sourced locally, regionally or nationally;</i> <i>e. the maximum operational throughput in tonnes per annum;</i> <i>f. for waste disposal, the total void space to be infilled in cubic metres;</i> <i>g. the outputs from the operations, including waste residues;</i> <i>h. the expected fate and destination of the outputs;</i> <i>i. the number of associated vehicular movements;</i> <i>j. the number of jobs created.</i> Move deleted text into justification text at paragraphs 13.68 - 13.71; redraft to avoid duplication: <i>13.70 To assist applicants, the policy sets out the key pieces of information they should provide to enable the Council to understand the types of operation proposed and the potential effects of the development on the environment and on the</i>	Remove from the policy into supporting text - considered to be supporting information to the policy.	No – the proposed modification updates the policy by moving criteria into the supporting text regarding guidance on supporting information for waste applications. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p>health, wellbeing and amenity of people living or working near the site. This information should be collated together into the summary included in the supporting statement.</p> <p>13.71 The most appropriate place to set out, describe in detail and assess such a proposal against relevant planning policies is within a Planning Statement. In addition, if the development requires an Environmental Impact Assessment (as it represents Schedule 1 or 2 development), details should be included in an Environmental Statement. <u>The following information should also be included in the supporting statement and / or on the planning application form:</u></p> <ul style="list-style-type: none"> a) <u>the type of waste facility or facilities proposed;</u> b) <u>the waste streams and types of waste to be managed;</u> c) <u>the types of operation to be carried out on the site;</u> d) <u>whether waste would be sourced locally, regionally or nationally;</u> e) <u>the maximum operational throughput in tonnes per annum;</u> f) <u>for waste disposal, the total void space to be infilled in cubic metres;</u> g) <u>the outputs from the operations, including waste residues;</u> h) <u>the expected fate and destination of the outputs;</u> i) <u>the number of associated vehicular movements;</u> <p><u>the number of jobs created.</u></p>		
MM66	Paragraph 13.94	<p>Explain where sand and gravel will be imported from:</p> <p><i>...It is therefore unlikely that Solihull will be able to sustain the same rates of sand and gravel sales seen over the last ten years, at least in the short-term until new sites come forward. <u>The latest information available shows that Staffordshire is by far the largest producer of sand and gravel in the West Midlands region and is the main source of imports to the West Midlands Metropolitan Area.</u></i></p>	Clarification	No – the proposed modification relates to minor wording changes to introductory text regarding minerals, and does not trigger a change to the SA conclusions.
MM67	SMI2.3	Add text:	Clarification	No – the proposed modification corrects

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	Appendix O (now Appendix N)	<p>... planning permission will be granted for built development within the <u>Limestone</u> Consideration Zones ...</p> <p>Add the following to the Glossary:</p> <p><u>Limestone Consideration Zones – These have been defined around areas that would be seriously affected by surface subsidence in the event of the collapse of an abandoned limestone mine. If new development is to be allowed within a Consideration Zone, the developer will be required to demonstrate that a collapse in the mine would not prejudice public safety or compromise the structural integrity of the proposed structures.</u></p>		a term within the policy text and updates the glossary for clarity. The modification does not trigger a change to the SA conclusions.
MM68	SCO3.	<p>Update footnote references to NPPF Dec 2023:</p> <p>²⁴⁰ NPPF (2021) paragraph 174, section (e) <u>NPPF (2023) paragraph 180, section (e)</u></p> <p>²⁴⁸ NPPF (2021) paragraph 174, section (e) <u>NPPF (2023) paragraph 180, section (e)</u></p> <p>²⁴⁹ NPPF (2021) paragraph 174, section (f) <u>NPPF (2023) paragraph 180, section (f)</u></p> <p>²⁵¹ https://mapapps2.bgs.ac.uk/coalauthority/home.html <u>https://datamine-cauk.hub.arcgis.com/</u></p>	<p>Correction</p> <p>Refer to 2023 NPPF for consistency.</p> <p>URL has been updated.</p>	No – the proposed modification corrects footnotes for consistency and does not trigger a change to the SA conclusions.
MM69	SDM1.1h	<p>Remove policy reference from criterion 1h:</p> <p><i>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></p>	Delete anomalous reference for clarity.	No – the proposed modification removes an erroneous cross-reference in policy wording and does not trigger a change to the SA conclusions.
	SDM1.2	<p>Amend text:</p> <p>... and where appropriate used to inform design and access statements <u>and site-specific design codes (where agreed with the Council)</u> that reflect their Sandwell-specific context...</p>	Clarification on use of guidance to inform local design	No – the proposed modification makes minor wording changes to the policy and does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?										
	SDM1.3	Amend text: <i>Major development proposals should contribute to the greening of Sandwell by <u>demonstrate that the following opportunities have been considered and where appropriate used to inform the design</u>: ...</i>	Consistency of approach	No – the proposed modification makes minor wording changes to the policy and does not trigger a change to the SA conclusions.										
	Paragraph 15.14	Include in supporting text: <i>15.14 To ensure that development proposals accord with policy requirements, the Design and Access Statements accompanying planning applications should follow the Government's guidance, "Making an application" (2014) (updated 2021).</i> <i><u>15.15 The following table sets out a list of policies that are cross-referenced against criteria a to j of part 1 of the policy. This is intended to provide a useful starting point for members of the public and developers who want to understand what policies might apply to schemes that are being proposed. This is not a closed list, and other SLP policies will also apply where appropriate.</u></i>	Clarification	No – the proposed modification adds clarifying wording to policy justification text regarding cross-references to other relevant SLP policies and does not trigger a change to the SA conclusions.										
		<table><tr><th><u>Policy section</u></th><th><u>Other policies in SLP</u></th></tr><tr><td><i><u>a. the topography, townscapes and landscapes of Sandwell:</u></i></td><td><i><u>SDS5, SDS8, SNE1 – SNE6, SHE1 – SHE4, SHW4</u></i></td></tr><tr><td><i><u>b. the need to maintain strategic gaps and views, including to and from the Rowley Hills:</u></i></td><td><i><u>SDS5, SDS7, SDS8, SNE5, SHW4</u></i></td></tr><tr><td><i><u>c. the built and natural settings of development:</u></i></td><td><i><u>SDS8, SNE1 – SNE6, SHE1 - SHE4</u></i></td></tr><tr><td><i><u>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.</u></i></td><td><i><u>SDS5, SHE1 – SHE4 (where relevant), SHO7, SHO10, SDM2</u></i></td></tr></table>	<u>Policy section</u>	<u>Other policies in SLP</u>	<i><u>a. the topography, townscapes and landscapes of Sandwell:</u></i>	<i><u>SDS5, SDS8, SNE1 – SNE6, SHE1 – SHE4, SHW4</u></i>	<i><u>b. the need to maintain strategic gaps and views, including to and from the Rowley Hills:</u></i>	<i><u>SDS5, SDS7, SDS8, SNE5, SHW4</u></i>	<i><u>c. the built and natural settings of development:</u></i>	<i><u>SDS8, SNE1 – SNE6, SHE1 - SHE4</u></i>	<i><u>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.</u></i>	<i><u>SDS5, SHE1 – SHE4 (where relevant), SHO7, SHO10, SDM2</u></i>		
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<i><u>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.</u></i>	<i><u>SDS5, SHE1 – SHE4 (where relevant), SHO7, SHO10, SDM2</u></i>													

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		<u>e. the treatment of 'gateway' opportunities where they occur in key locations;</u>	<u>SDS5, SDS8, SNE3.</u>	
		<u>f. Sandwell's industrial and domestic architecture;</u>	<u>SDM2, SDM3</u>	
		<u>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;</u>	<u>SDS2, SDS8, SNE1 – SNE6, SHE1 – SHE4, SDM3 - SDM5</u>	
		<u>h. the presence of canals in Sandwell's urban environments and the opportunities they offer for design, accessibility, the environment and technology</u>	<u>SDS8, SNE6, SHW4, STR5, SID2</u>	
		<u>i. the matter of land instability where this is an issue in relation to specific development proposals;</u>	<u>SCO3</u>	
		<u>j. the need to mitigate and adapt to the impacts of climate change in accordance with the relevant policies in the plan.</u>	<u>SDS2, SDS8, SCC1 – SCC6, SDM2</u>	
	Paragraph 15.15 onwards	<p>Amend text to refer to situations where developers may want to use their own design codes:</p> <p><u>45.15 15.16 Not all the guidance ...as part of the proposal's supporting information.</u></p> <p><u>15.17 The Sandwell Design Code provides locally specific advice for everyone submitting a planning application on what standards and details the Council will be expecting from all new buildings in the borough. It sets out both primary requirements and additional guidance for all development proposals in Sandwell. If a situation arises where it is felt the code does not address a particular issue on a site that may be relevant to matters of design, proposals will be expected to reflect and evidence the most relevant and up-to-date national design guidance available, including the contents of the extant National Model Design Code, on how their proposals have addressed this issue.</u></p> <p><u>15.18 As set out in Policy SDS5, schemes that do not use / comply with the Sandwell Design Code will be refused unless specific and convincing reasons can be provided for not doing so.</u></p> <p><u>15.19 Where a developer wishes to utilise their own design code, their code must be agreed with the Council. Their approach must still accord with local design principles set out in the Sandwell Design Code and follow</u></p>	Clarification and justification	No – the proposed modification adds clarifying wording to policy justification text regarding application of design codes, and does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<u>the process as set out in the National Model Design Code as appropriate, which includes the need to conduct evidenced community engagement prior to the code being agreed with the Council.</u>		
MM70	SDM2.1 And new paragraph (15.26)	<p>Amend text to address other potential exceptions:</p> <p><i>... except where it can be clearly evidenced that the implementation of the NDSS would cause harm to the significance of a heritage asset²⁶⁴, <u>or the development proposes an innovative design for the construction of, or a change of use to, a small dwelling. Any other proposed departures from the NDSS standards, including for the conversion of former non-residential buildings such as from office blocks to apartments, will require robust and convincing justification to be demonstrated before a scheme will be approved.</u></i></p> <p>New paragraph in justification:</p> <p><u>15.26 All new-build dwellings will be expected to meet the NDSS, including apartments, as will the conversion of commercial, industrial or similar non-domestic buildings to provide residential accommodation. The policy identifies limited exceptions to this, allowing for an element of flexibility in certain circumstances:</u></p> <ul style="list-style-type: none"> <u>The successful conversion of a heritage asset to a dwelling will be dictated in some instances by the form the building takes, including through the retention of the structure as it was first constructed. This may in turn preclude the imposition of the NDSS in the interests of maintaining its significance.</u> <p><u>There may also be situations where a proposal for a purpose-built small house (often referred to as a tiny or micro home and typically having a floor area of 50m² or less) would not deliver room sizes to match the NDSS. This offers flexibility in considering innovative designs that may come forward from individuals interested in developing such a property.</u></p>	Clarification and justification	No – the proposed modification adds clarifying wording to policy justification text regarding nationally described space standards, and does not trigger a change to the SA conclusions.
	SDM2.3 Paragraph 15.28	<p>Amend policy and justification text:</p> <p>2. New residential development (including conversions from non-residential properties) and houses in multiple occupation will be required to meet the 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. <u>Developers are encouraged to implement higher water efficiency standards where possible.</u></p> <p>15.28 ... This change in water stress classification adds further weight to the need for a tighter water efficiency limit to be adopted; this will be enforced through the building regulations system. <u>Where new water efficiency standards emerge during the plan period, they will be used in place of the one set out in the policy. Both Severn Trent and South Staffordshire Water currently offer incentives, overseen by Ofwat, that provide financial payments to developers who build homes that achieve lower water consumption levels such as 100 litres per person per day or less.</u></p>	Clarification and update	No – the proposed modification adds policy wording to encourage higher water efficiency standards where possible. This provides clarification but does not change the sustainability performance of the

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				policy as reported in the Regulation 19 SA.
MM71	SDM3.1	Amend text: <i>... including the need to have regard to the existing or emerging character and context of the area <u>and should also take account of the requirements of the historic environment policies (SHE1 – SHE4) as appropriate.</u></i>	Clarification and cross-reference	No – the proposed modification introduces a cross-reference to other SLP policies for clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDM3.5g	Amend policy text; relocate to justification (paragraph 15.33): <i>... 5g. the proposal will integrate into its surroundings at all levels, particularly at street level and skyline.</i>	Clarification	No – the proposed modification removes policy text relating to integration with surroundings, which is already covered by other policy criteria. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	SDM3.6a	Amend to mention views and settings of the existing local skyline: <i>6a. key <u>extant</u> landmark buildings, structures and features will be preserved and improved; <u>views of them and their settings will be protected as necessary</u>;</i>	Clarification	No – the proposed modification adds reference to protecting views and settings of the existing local skyline. The modification provides clarification but does not change the sustainability performance of the policy as reported in the Regulation 19 SA.
	Paragraph 15.33	Amend text to clarify definition and renumber subsequent paragraphs accordingly: <i>15.32 This policy does not aim to hide tall buildings, but to ensure that they are located and designed to create a positive feature in the urban environment from all viewpoints.</i> <u>15.33 It is important to understand what is meant by tall or taller buildings in a Sandwell-specific context. Most of the buildings in Sandwell are residential in nature and appearance, so in the wider borough there are relatively few examples of taller or tall buildings, except in certain locations. Some industrial, office and leisure buildings and telecommunication structures are key landmarks on the borough's skyline, however.</u> <u>Based on information from the emerging Sandwell Design Code:</u> <ul style="list-style-type: none"> <u>In most of Sandwell, building heights tend to be between one to three storeys, with the majority of residential properties being two storeys.</u> <u>In the regeneration areas identified in the SLP (Dudley Port and Tipton, Smethwick, Wednesbury and West Bromwich), there are concentrations of taller buildings of between three to four storeys.</u> <u>Some taller buildings (between three to four storeys) also stand close to the Metro and along other public transport corridors.</u> <u>In West Bromwich there are several buildings above five storeys in height, for example in Charlemont and Newton.</u> <u>There are other examples of residential towers exceeding eight storeys in height in various parts of the borough including at Windmill Lane (Smethwick), Whiteheath Gate (Oldbury), and Wallace Road (Tividale).</u> 	Clarification	No – the proposed modification adds clarifying wording to policy justification text regarding the definition of tall buildings, and does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p><u>For the purposes of this policy, therefore, a taller building would be dependent on local context and location but is likely to be one or more storeys taller than the prevailing building height in the area. A tall building would be one located within West Bromwich, or in other town centre locations where appropriate, and may be over five storeys in height depending on its context and the adjacent morphology. Proposed buildings of this scale should:</u></p> <ul style="list-style-type: none"> <u>be designed to respond to their local setting and character,</u> <u>consider and address any potential impacts on areas or buildings of heritage significance, and</u> <u>be accompanied by a site-specific analysis, visual impact analysis and /or site design code, where agreed by the Council.</u> <p>Include text relocated from policy:</p> <p>45.33 15.36 <u>In designing tall buildings, emphasis should be given ...It may also be appropriate to set taller elements of the building back from the street frontage. Tall buildings will need to integrate into their surroundings at all points, particularly at street level and skyline. Should such a proposal potentially obscure parts of a skyline already containing landmark features / buildings, this will be taken into consideration when a decision is made.</u></p>		
MM72	Paragraph 15.40	<p>Amend text:</p> <p><i>15.40 In conservation areas, advertising proposals will also be expected to demonstrate how they would conserve or enhance the character and appearance of the area, as required under Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 <u>(see Policies SHE1 – SHE 4 for further guidance on proposals in the historic environment).</u></i></p>	Cross-reference	No – the proposed modification makes minor wording changes to policy justification text and does not trigger a change to the SA conclusions.
MM73	SDM5.2 and paragraph 15.45	<p>Add criterion dealing with heritage assets in terms of both shop fronts and roller shutters. Add supporting text to explain LB consent needed for fitting roller blinds inside and outside the building. Emphasise the need to understand the significance of the building.</p> <p><i>... 2h. 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.</i></p> <p>3. <u>Where development proposals involve works to shopfronts or the installation of roller shutters affecting heritage assets, including Conservation Areas and Listed Buildings, the design and materials must conserve or enhance the asset's significance and setting. Proposals should follow the guidance set out in Policies SHE1 - SHE4 and avoid visually intrusive or unsympathetic alterations that would harm the building's architectural or historic character or that of the historic environment it lies within.</u></p>	Clarification	No – the proposed modification introduces additional policy wording to reinforce existing heritage protection requirements for shopfronts, providing greater clarity and helping to avoid harm

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p>...</p> <p>15.45 Well-designed roller shutters such as this will prevent the creation of a solid, unwelcoming appearance especially at night when most businesses are closed.</p> <p><u>15.46 Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Alterations to shopfronts and the installation of security features such as roller shutters can have a pronounced impact on the character and appearance of historic buildings and areas. Listed Building Consent will be required even for minor works, including the installation of internal or external roller blinds or shutters, where they affect the special architectural or historic interest of a listed building.</u></p>		to heritage assets. As the policy already supports the conservation of heritage assets, the SA conclusions remain unchanged.
MM74	SDM6, SDM7	<p>Combine into one policy:</p> <p>Policy SDM6 - Hot Food Takeaways</p> <p><u>I: In principle considerations</u></p> <p><u>Vitality and Viability</u></p> <p>1. <u>A percentage limit for the appropriate number of hot food takeaways in centres (strategic, town, district and local), including hot food takeaway permissions, and vacant units with a hot food takeaway as their lawful use is as follows:</u></p> <p>a) <u>in centres with 40 retail units or more – no more than 7% of frontages should be occupied by hot food takeaways;</u></p> <p>b) <u>in centres with less than 40 retail units – no more than 12% of the frontages should be occupied by hot food takeaways.</u></p> <p><u>Clustering of hot food takeaways in centres.</u></p> <p>2. <u>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.</u></p> <p>3. <u>Where two hot food takeaways are located next to each other, they should be separated from any new hot food takeaway unit by at least two non- hot food takeaway units.</u></p> <p><u>Exclusion zones</u></p> <p>4. <u>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 straight line from the school entrance(s) used by pupils / students).</u></p>	<p>Clarification and effectiveness</p> <p>Update associated text and paragraph numbering accordingly</p>	Yes – the proposed modification combines two policies that were assessed in the Regulation 19 SA, into a single policy. This modification has been assessed in the Main Modifications SA Report.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p><u>II: Detailed Matters</u></p> <p>5. <u>Where the above requirements have been satisfied and the Hot Food Takeaway is acceptable in principle the following additional measures to protect the amenity of surrounding residential occupiers will apply:</u></p> <p><u>Amenity</u></p> <p>i. <u>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.</u></p> <p>ii. <u>Where there is an existing residential unit above a proposed hot food takeaway, which is not connected with its operation, private residential amenity should not be prejudiced. Specific attention will need to be given to odour extraction, noise insulation, private accessibility and public convenience. Appropriate mitigation measures will include control over hours of opening hours.</u></p> <p>iii. <u>Where appropriate provisions cannot be included then such uses will not be supported, even within designated centres.</u></p> <p><u>Local environmental issues</u></p> <p>iv. <u>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.</u></p> <p>v. <u>Such systems should be insulated to a level sufficient to prevent any noise they make from creating adverse impacts for adjacent residents.</u></p> <p><u>Disposal of waste products and litter</u></p> <p>vi. <u>Appropriate fat traps / interceptors must be installed on sinks and drains to prevent fat / oil from reaching the wastewater system, to avoid blockages and the subsequent flooding of property.</u></p> <p>vii. <u>Appropriate storage areas must be specified for food waste bins and packaging waste and be included in any new proposal.</u></p> <p>viii. <u>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.</u></p>		

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p>ix. <u>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.</u></p> <p><u>Management of Associated Impacts</u></p> <p>x. <u>Proposals for new hot food takeaways will only be granted permission subject to planning conditions addressing matters such as (but not limited to):</u></p> <p>a) <u>opening hours;</u></p> <p>b) <u>parking restrictions;</u></p> <p>c) <u>highway safety;</u></p> <p>d) <u>where it is considered necessary, the installation of or contributions towards monitoring technology such as CCTV.</u></p> <p><u>In some cases, approval may be limited to a personal permission and / or a temporary consent.</u></p> <p>xi. <u>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.</u></p> <p>Retain supporting text for both policies and repeat after amalgamated policy.</p> <p>Delete extant introductory paragraph for former policy SDM7:</p> <p><u>Management of Hot Food Takeaways</u></p> <p><u>15.61 In addition to Policy SDM6, Policy SDM7 offers guidance on the requirements for the provision of hot food takeaways. Applicants wishing to provide or alter a hot food takeaway unit should ensure they address the issues raised in the policy, which is designed to manage adverse impacts on adjacent residents and properties.</u></p> <p>Renumber remaining policies etc. accordingly.</p>		
MM75	SDM9.3 (now SDM8)	<p>Amend text:</p> <p>3. <u>Consideration Developments will need to make will be given to the need for the provision for of car parking in line with the requirements set out in Appendix I. Consideration will be given to lower levels of car parking contingent on a robust Transport Assessment or Transport Statement being provided, which association with the development. This will include an assessment of:</u></p>		No – the proposed modification provides additional clarification on parking standards within the policy. The overall policy

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<i>a. the proximity and availability of public transport facilities;...</i>		approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDM9.4 (now SDM8)	Amend text: 4. <u>Where a change of use is proposed</u> , 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.	Clarification	No – the proposed modification relates to minor policy wording changes to provide clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	SDM9.6 (now SDM8)	Amend text: 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. <u>Lack of viability will need to be demonstrated through the submission of robust evidence. As set out elsewhere in this plan (Policy SDS6), prior to considering any application for its change of use or redevelopment the Council will require robust evidence to be submitted that demonstrates the owners / occupiers have sought to retain the premises in its current or a very similar use. This must include evidence that the facility has been actively and genuinely marketed for 6 – 12 months for its current use (dependant on the nature or complexity of that use or the building itself) and that there has been no interest in either the freehold or leasehold.</u> Include new criterion 7 to address loss of social and community uses / facilities:	Conformity with national guidance, seeking to protect an integral part of Sandwell's cultural and economic life.	No – the proposed modification introduces text to clarify policy requirements for evidencing viability and the circumstances in which the loss of community facilities may be permitted. The overall policy approach is



Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p>7. <u>The loss of a building identified as providing for local social, community, leisure or similar uses will be resisted unless it can be robustly demonstrated to the satisfaction of the Council that:</u></p> <p>a. <u>All reasonable efforts have been made to retain the facility in its current use, including robust active and positive marketing over a minimum six-month period;</u></p> <p>b. <u>It is no longer required for that specific use, and no alternative community use can be found for it;</u></p> <p>c. <u>it is being replaced with a community facility of equivalent or better quality / capacity in the local area; or</u></p> <p>d. <u>it is no longer viable or practical to retain the building and it cannot be adapted or improved to suit.</u></p> <p><u>This requirement applies equally to community venues that are either still open or that have been closed within the past five years.</u></p> <p>7.8 As part of the design of new community developments ...</p>		unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
	Paragraphs 15.82 - 15.83	<p>Include additional justification:</p> <p>15.82 Public houses and community centres across Sandwell provide opportunities for social interaction as well as offering locations for the delivery of cultural events and activities. They are publicly accessible community venues and where possible should be retained and supported in their role as part of the social character of the borough. <u>In accordance with NPPF paragraph 87, the loss of existing public houses, community facilities and services will only be permitted in exceptional circumstances, supported by robust evidence to justify the loss in accordance with the criteria set out above. This will help to ensure that all residents continue to have good access to the facilities and services they rely on. Public houses are a notable aspect of the urban and industrial fabric of the borough and are often of significant heritage and architectural merit, as well as serving a community function.</u></p> <p><u>15.83 Community facilities, such as places of worship and banqueting suites, often create parking problems associated with their use, particularly in residential areas. High levels of on street or inappropriate parking is frequently encountered at particular times of day, or on particular days of the week. Special events, when larger numbers of user are experienced, can exacerbate this situation.</u></p> <p><u>15.84 Therefore, car parking will be required in accordance with the guidance set out in Appendix I. Subject to robust evidence on predicted levels of generated non-car trips being provided through either a Transport Assessment or Transport Statement as appropriate, lower levels of car parking will be considered in sustainable locations such as near public transport hubs, railway stations and metro stops. Lower levels will also be considered in town centres where sufficient public car parking is available at suitable times without adverse impact on other existing uses.</u></p>	Clarification	No – the proposed modification introduces additional policy justification text for clarification and accordance with the NPPF. This modification does not trigger a change to the SA conclusions.

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		Renumber subsequent paragraphs.																										
	Appendix K (now Appendix I)	<p>Remove 'F1 Places of worship' and 'F2 Hall or meeting place for the principal use of the local community' from Table 2. Add new text and create new Table 3:</p> <p>Table 2: Maximum Parking Standards for Non-Residential Uses</p> <table><tr><th>Use Class</th><th>Description</th><th>Baseline Parking Level Parking Standards per m²</th></tr><tr><td>...</td><td></td><td></td></tr><tr><td colspan="3">Class F1 - Learning and Non-Residential Institutions</td></tr><tr><td>...</td><td></td><td></td></tr><tr><td>F1</td><td>Places of Worship</td><td>4:5</td></tr><tr><td colspan="3">Class F2 - Local Community Uses</td></tr><tr><td>...</td><td></td><td></td></tr><tr><td>F2</td><td>Hall or meeting place for the principal use of the local community</td><td>1:30</td></tr></table> <p>Community Facilities <u>The parking requirements for places of worship and community facilities require different considerations due to the particular patterns of demand that they create. The following standards have been derived from extensive practice, evidence gathering, benchmarking and feedback from previous schemes. Lower levels of car parking will only be permitted if fully evidence through a Transport assessment or Transport statement, as appropriate.</u></p> <p>Table 3: Minimum parking standards for Community Uses <u>(Table 3 will be applied to the total floor area on all applications including change of use applications)</u></p>	Use Class	Description	Baseline Parking Level Parking Standards per m²	...			Class F1 - Learning and Non-Residential Institutions			...			F1	Places of Worship	4:5	Class F2 - Local Community Uses			...			F2	Hall or meeting place for the principal use of the local community	1:30	Update and clarification	No – the proposed modification updates and restructures supporting information relating to parking standards, providing clarity in relation to supporting transport policies in the Plan. The modification does not trigger a change to the SA conclusions.
Use Class	Description	Baseline Parking Level Parking Standards per m²																										
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		<table><tr><th><u>Use Class</u></th><th><u>Description</u></th><th><u>Parking Requirement spaces per m²</u></th></tr><tr><td><u>F1</u></td><td><u>Places of worship</u></td><td><u>1:5</u></td></tr><tr><td><u>F2</u></td><td><u>Hall or meeting place for the principal use of the local community</u></td><td><u>1:30</u></td></tr></table> <p>Developments in Town Centres</p> <p>Parking requirements for developments ...</p>	<u>Use Class</u>	<u>Description</u>	<u>Parking Requirement spaces per m²</u>	<u>F1</u>	<u>Places of worship</u>	<u>1:5</u>	<u>F2</u>	<u>Hall or meeting place for the principal use of the local community</u>	<u>1:30</u>		
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<u>F1</u>	<u>Places of worship</u>	<u>1:5</u>											
<u>F2</u>	<u>Hall or meeting place for the principal use of the local community</u>	<u>1:30</u>											
MM76	SDM10.2 (now SDM9)	Amend for clarity: ... to utilise existing street furniture, and should not add to the clutter of the street scene, ...			Correction and clarification	No – the proposed modification relates to minor policy wording changes to provide clarity. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.							
	SDM10.3 (now SDM9)	Delete criterion: 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.			Correction	No – the proposed modification removes a policy criterion referring to the use of Article 4 Directions. This does not change the policy's support for digital connectivity while minimising harm							

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				to the local landscape, highways and street scene. The overall policy approach is unchanged, and its sustainability performance remains consistent with that reported in the Regulation 19 SA.
MM77	Appendix B Appendix C	<p>Deletion of Appendices B and C</p> <p>Creation of new chapters in SLP for all strategic and non-strategic site allocations.</p> <p>The titles of Appendices B and C to be changed as follows:</p> <p><u>Appendix B Chapter 16 – Strategic Site Allocations</u></p> <p><u>Appendix C Chapter 17 – Non-strategic Site Allocations.</u></p> <p>Allocations from Appendices B and C that are proposed as Strategic Allocations will be combined in Chapter 16 and the allocations that are non-strategic allocations will be combined in Chapter 17</p> <p>Consequential amendments to other appendices and referencing of them will be made throughout SLP.</p>	Creation of new chapters following discussion at examination on strategic site identification.	No – the proposed modification moves site allocation details from Appendices B and C into the main body of the Plan at Chapters 16 and 17. This modification does not trigger a change to the SA conclusions.
MM78	Paragraphs 16.1 – 16.5	<p>Insert new text:</p> <p><u>Chapter 16 – Strategic Site Allocations</u></p> <p><u>Introduction</u></p> <p><u>16.1. This chapter identifies strategic housing, employment and mixed-use allocations across the plan period, to provide a clear and deliverable framework for growth in Sandwell. This ensures that the spatial strategy for growth is delivered in a coordinated, sustainable, and infrastructure-led manner.</u></p> <p><u>16.2. The selection of sites was informed by a comprehensive site assessment methodology, which applied a consistent and transparent framework to assess the suitability, availability, and achievability of potential housing, employment and mixed-use sites. This process considered a range of planning and</u></p>	Identification of strategic allocations - clarification	No – the proposed modification inserts an introductory paragraph to the Strategic Site Allocations which does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?						
		<p><u>environmental factors, including whether the land was previously developed, access to services and sustainable transport, the capacity of existing and planned infrastructure, flood risk, and potential effects on biodiversity and geodiversity. The assessment drew upon a robust evidence base, including the Sandwell Housing Market Assessment, Black Country Economic Development Needs Assessment, Black Country Employment Area Review, Sustainability Appraisal, and Strategic Flood Risk Assessment, as well as engagement with infrastructure providers and key stakeholders. Sites were also assessed for their potential impacts on heritage assets, which were taken into account when a decision was taken on their allocation.</u></p> <p><u>16.3. The delivery of the allocations will be monitored through the Council's Annual Monitoring Report and housing trajectory to try to ensure that planned growth is achieved in a timely and sustainable manner. Where necessary, the Council will work proactively with developers, infrastructure providers, and delivery partners to overcome barriers to delivery and to ensure that housing provision remains aligned with the overall vision and objectives of the Local Plan.</u></p> <p><u>16.4. The inclusion of a site as a strategic allocation does not remove the need for planning permission. A planning application should be in accordance with the site-specific allocation policy as well as all other relevant development plan policies.</u></p> <p><u>Strategic Housing Allocations</u></p> <p><u>16.5 Strategic housing sites are defined as individual housing sites or masterplan areas capable of delivering over 500 dwellings. These sites represent a significant proportion of the planned housing growth in the borough and are critical to achieving housing requirement of the Local Plan.</u></p>								
MM79	New policy SSH1	<p>Include strategic allocation:</p> <p><u>Policy SSH1 – Edwin Richards Quarry</u></p> <p><u>16.6. The site lies within Rowley Regis in the southwestern part of the borough. It is bordered to the north by Turners Hill and Dudley Golf Course, to the east by Portway Road, to the south by the B4171 Dudley Road, with horse paddocks and extensive areas of housing to the southeast, and by further housing to the southwest. The site in its entirety is brownfield land and comprises an extensive former dolerite quarry, part of which has been infilled with municipal, commercial and industrial waste.</u></p> <table><tr><td colspan="3"><u>Policy SSH1 – Edwin Richards Quarry</u></td></tr><tr><td>Location</td><td>Edwin Richards Quarry, Portway Road, Rowley Regis</td><td></td></tr></table>	<u>Policy SSH1 – Edwin Richards Quarry</u>			Location	Edwin Richards Quarry, Portway Road, Rowley Regis		Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.
<u>Policy SSH1 – Edwin Richards Quarry</u>										
Location	Edwin Richards Quarry, Portway Road, Rowley Regis									


Ref	Page / paragraph / policy reference	Proposed change		Reason	Does the modification result in a change requiring further assessment?						
		<table><tr><td>Gross Site Area (Ha)</td><td>52</td></tr><tr><td>Indicative Net Developable Area (Ha)</td><td>15</td></tr><tr><td>Indicative Capacity (and Completion Year)</td><td>628 homes (2027-2041) and an additional 150 homes post plan period</td></tr></table> <div><p>S941 - Brian Richards Quarry - Strategic Housing Allocation</p><p> <small>100% Council Owned</small></p><p><small>100% Council Owned</small></p></div>		Gross Site Area (Ha)	52	Indicative Net Developable Area (Ha)	15	Indicative Capacity (and Completion Year)	628 homes (2027-2041) and an additional 150 homes post plan period		
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		<p><u>Site constraints</u></p> <ul style="list-style-type: none"><u>The site comprises an extensive former dolerite quarry, part of which has been infilled with non-hazardous municipal, commercial and industrial waste. Landfill operations remain active, and are likely to continue in some form until their expiry date in February 2042.</u><u>The northeastern part of the site is heavily covered with trees.</u><u>The ground has been engineered, creating a series of man-made plateaus.</u>									

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		<ul style="list-style-type: none"> <u>A small proportion of the site along the southern boundary falls within a Site of Local Importance for Nature Conservation (SLINC). The southwestern corner is designated as a wildlife corridor and as strategic open space.</u> <p><u>Successful development of the site will require:</u></p> <ul style="list-style-type: none"> a) <u>the preparation of a comprehensive masterplan in consultation with the Council, which responds to the Council's design code (Policy SDS5);</u> b) <u>The protection and enhancement of nature conservation sites (Policy SNE1);</u> c) <u>the waste disposal operational capacity of Edwin Richards Landfill to be maintained unless criteria in Policy SWA2 are met; and</u> d) <u>proposals for housing and other potentially sensitive uses not to conflict with waste disposal operations at Edwin Richards Landfill (Policy SWA2).</u> 		
MM80	New policy SSH2	<p>Include strategic allocation:</p> <p><u>Policy SSH2 – Friar Park</u></p> <p>16.7. <u>The site is located in the north of Sandwell close to the borough boundary with Walsall. It comprises a former sewage farm, together with former farmland that has mostly been restored as open space. The site has had previous land uses; however, it now has the character of a greenfield site.</u></p> <p>16.8. <u>To the south and west of the site is Friar Park, a large residential estate with associated facilities, and football facility. Bescot Local Distribution Centre (railway sidings) and the Birmingham to Wolverhampton railway line are located to the north and northeast, beyond which is the River Tame and the elevated M6 motorway. To the east is Sandy Lane, beyond which is the A4031 (Walsall Road) and Tame Bridge Parkway railway station.</u></p>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.



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		<p><u>Policy SSH2 – Friar Park</u></p> <table><tr><td><u>Location</u></td><td><u>Friar Park Urban Village, Friar Park Road, Wednesbury</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>26.62</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>15.75</u></td></tr><tr><td><u>Indicative Capacity (and Completion Year)</u></td><td><u>614 homes (2028-2036)</u></td></tr></table> <div><p>SSH2 - Friar Park - Strategic Housing Allocation</p><p> <small>© Copyright Sandwell Metropolitan Borough Council 2018 and onward</small></p></div>	<u>Location</u>	<u>Friar Park Urban Village, Friar Park Road, Wednesbury</u>	<u>Gross Site Area (Ha)</u>	<u>26.62</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>15.75</u>	<u>Indicative Capacity (and Completion Year)</u>	<u>614 homes (2028-2036)</u>		
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		<p><u>Site constraints</u></p>										

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<ul style="list-style-type: none"> <u>Five sports pitches (four youth 11v11 football pitches and one adult football pitch) are located on the site, all of which are recorded as lapsed in the Playing Pitch and Outdoor Sports Strategy (2022).</u> <u>Over half the site area is designated as a Site of Local Importance for Nature Conservation (SLINC).</u> <u>A small proportion of the northeastern corner of the sites lies within Flood Zone 2.</u> <u>Previous uses at the site mean that contaminated land and made ground is present, particularly in the area of the former sewage works.</u> <u>Bescot Local Distribution Centre (railway sidings) to the north and northwest of the site is a train stabling depot and aggregates logistics site.</u> <p><u>Successful development of the site will require:</u></p> <ul style="list-style-type: none"> a) <u>general conformity with Friar Park Urban Village Masterplan (2023);</u> b) <u>that existing playing fields are not built on unless a mitigation package is agreed in accordance with NPPF paragraph 103 (Policy SHW5);</u> c) <u>an appropriate remediation strategy to be agreed and implemented with relevant stakeholders to address contamination issues (Policy SCO3); and</u> d) <u>damage to the designated SLINC to be minimised, and full mitigation secured to address any remaining impact on the SLINC (Policy SNE1).</u> 		
MM81	New policy SSH3	<p>Include strategic allocation:</p> <p><u>Policy SSH3 – Rattlechain and Land between Addington Way and River Tame</u></p> <p>16.9. <u>This strategic allocation comprises land north of Temple Way and land between Addington Way and River Tame, which lies approximately 1.8km northwest of Oldbury Town Centre. To the south of the site is the large Temple Way residential estate. To the west is a variety of industrial and employment uses including metal fabricators and cleared land used for open storage and vehicle parking. To the north is the Birmingham Main Line Canal with the Birmingham to Wolverhampton railway line running parallel, beyond which is Sheepwash Nature Reserve. To the east is the River Tame and an area of open space that accommodates areas of woodland. The Gower Branch Canal lies further to the east.</u></p> <p>16.10. <u>The site has a complex history, having been used previously for coal mining, as a brick works and clay pit, a tip for fuel ash and commercial waste, and as a deposit for phosphorous waste. Presently the western third of the site comprises a lagoon, which is formed of a main body of water and a smaller ancillary body of water adjacent to the west. The lagoon is approximately 20 metres deep and</u></p>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.

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		<p><u>accommodates the deposits of phosphorous waste, which is monitored through a Waste Management Licence.</u></p> <p>16.11. <u>The remainder of the allocation accommodates deposits of fuel ash and commercial waste and outwardly comprises a variety of scrubland, grassland and small patches of woodland. The land is undulating, and in the main is higher in elevation than the residential estate to the south, with steep drops particularly down to the River Tame along the eastern boundary.</u></p> <p>16.12. <u>Despite accommodating previous land uses, the site appears predominantly as greenfield land; due to previous restoration efforts it does not meet the NPPF definition of previously developed land. In addition, at present the site does not meet the definition of 'contaminated land' under Part IIA Environmental Protection Act 1990.</u></p> <table><tr><td colspan="2"><u>Policy SSH3 – Rattlechain and Land between Addington Way and River Tame</u></td></tr><tr><td><u>Location</u></td><td><u>Land to the north of Temple Way & Land between Addington Way and River Tame – Tividale</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>15.72</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>15.72</u></td></tr><tr><td><u>Indicative Capacity (and Completion Year)</u></td><td><u>554 homes (2034-2041)</u></td></tr></table>	<u>Policy SSH3 – Rattlechain and Land between Addington Way and River Tame</u>		<u>Location</u>	<u>Land to the north of Temple Way & Land between Addington Way and River Tame – Tividale</u>	<u>Gross Site Area (Ha)</u>	<u>15.72</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>15.72</u>	<u>Indicative Capacity (and Completion Year)</u>	<u>554 homes (2034-2041)</u>		
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<u>Indicative Capacity (and Completion Year)</u>	<u>554 homes (2034-2041)</u>													


Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		 <p>S045 - Rotherham and land between Jeddington Way and River Tame Trough Way - Strategic Housing Allocation</p> <p>Site constraints</p> <ul style="list-style-type: none"> • <u>Although majority of the site is within Flood Zone 1 and at low risk of flooding, land around the River Tame in the east of the site is within Flood Zone 2 and 3.</u> • <u>The topography of the site falls sharply down to the river, which is within a steep valley.</u> • <u>Several canal towpath bridges close to the site are listed as Grade II, including at the junction with the Gower Branch Canal (300 metres to the east), and at the Dudley Port Junction (750 metres to the west).</u> • <u>Ground contamination and stability issues, including resulting from previous uses of the site for coal mining, as a brick works and clay pit, a tip for fuel ash and commercial waste, and as a deposit for phosphorous waste.</u> • <u>A small proportion of the site is designated as a Site of Local Importance for Nature Conservation (SLINC).</u> • <u>There are several mature trees within the site.</u> 		

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<ul style="list-style-type: none"> <u>National Grid gas mains and overhead electric pylons are present on site.</u> <p><u>Successful development of the site will require:</u></p> <ul style="list-style-type: none"> a) <u>the preparation of a comprehensive masterplan in consultation with the Council, which responds to the Sandwell Design Code (Policy SDS5);</u> b) <u>the Exception Test to be passed if all built development is not steered to areas of Flood Zone 1 (Policy SCC5).</u> c) <u>an appropriate remediation strategy to be agreed and implemented with relevant stakeholders to address contamination issues (Policy SCO3);</u> d) <u>damage to the designated SLINC to be minimised, and full mitigation secured to address any remaining impact on the SLINC (Policy SNE1);</u> e) <u>ensuring development protects and enhances the significance of heritage assets and their settings (Policy SHE1).</u> f) <u>provision of acceptable vehicular access routes and integration with the surrounding sustainable transport network for vehicles, cyclists and pedestrians (Policy STR5).</u> g) <u>a strategy for responding to the NGET overhead transmission lines and any underground cables present within the site which demonstrates how the NGET Design Guide and Principles have been applied at the master planning stage and how the impact of the assets has been reduced through good design; and</u> h) <u>development to protect and enhance the character, nature conservation value, water quality, structural stability and recreational usage of the canal network (Policy SNE6).</u> 		
MM82	New policy SSH4	<p>Include strategic allocation:</p> <p><u>Policy SSH4 – North Smethwick Canalside</u></p> <p>16.13. <u>The site is one of the key regeneration sites identified within the Smethwick to Birmingham Corridor Framework. It is a brownfield site and is situated to the south of the Birmingham Canal on either side of Rolfe Street. To the south lies the Birmingham to Wolverhampton railway line and the A457 (Tollhouse Way). The area consists of several industrial buildings offering a range of uses including motor repairs, window manufacture, building materials, a hostel, a banqueting suite and vacant buildings. Smethwick Rolfe Street railway station lies to the west of the site and offers regular train services between Wolverhampton and Birmingham New Street. There is an approved Rolfe Street Masterplan in place that will guide future development in the area.</u></p>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main


Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?								
		<p><u>Policy SSH4 – North Smethwick Canalside</u></p> <table><tr><td><u>Location</u></td><td><u>North Smethwick Canalside, Smethwick</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>8.77</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>6.57</u></td></tr><tr><td><u>Indicative Capacity (and Completion Year)</u></td><td><u>500 homes (2029-2038)</u></td></tr></table> <div><p>SSH4 - North Smethwick Canal - Strategic Housing Allocation</p><p> <small>© Copyright Sandwell Metropolitan Council 2018 and onward</small></p></div>	<u>Location</u>	<u>North Smethwick Canalside, Smethwick</u>	<u>Gross Site Area (Ha)</u>	<u>8.77</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>6.57</u>	<u>Indicative Capacity (and Completion Year)</u>	<u>500 homes (2029-2038)</u>		Modifications SA Report.
<u>Location</u>	<u>North Smethwick Canalside, Smethwick</u>											
<u>Gross Site Area (Ha)</u>	<u>8.77</u>											
<u>Indicative Net Developable Area (Ha)</u>	<u>6.57</u>											
<u>Indicative Capacity (and Completion Year)</u>	<u>500 homes (2029-2038)</u>											
		<p><u>Site constraints</u></p> <ul style="list-style-type: none"><u>The site is adjacent to the Birmingham to Wolverhampton railway line.</u>										

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<ul style="list-style-type: none"> <u>The site is adjacent to the Birmingham Mainline canal.</u> <u>The site lies partly within the Smethwick Summit Galton Bridge Conservation Area; there are listed structures within and adjacent to the site including a Grade II listed wall and the Grade II* Engine Arm Aqueduct, which is also a scheduled ancient monument.</u> <u>There is a possibility of structures buried underground, including water wells at the site of the former Rolfe Street Baths.</u> <u>The site contains existing industrial, employment and other uses.</u> <p><u>Successful development of the site will require:</u></p> <ol style="list-style-type: none"> <u>general conformity with the Urban Design Framework and Character and Design information set out in the Rolfe Street Masterplan (2023);</u> <u>investigating, and where appropriate, the protecting of important archaeological assets (Policy SHE4);</u> <u>safeguarding the amenity of future residents from the possible impact of noise, particularly from the adjacent railway line (Policy SCO2);</u> <u>ensuring development protects and enhances the significance of heritage assets and their settings (Policy SHE1);</u> <u>development to protect and enhance the character, nature conservation value, water quality, structural stability and recreational usage of the canal network (Policy SNE6).</u> 		
MM83	New paragraphs 16.14 – 16.15	<p>Insert introductory text for Grove Lane Masterplan sites:</p> <p><u>Grove Lane Masterplan Sites</u></p> <p>16.14. <u>The Grove Lane Masterplan includes six sites that will deliver a substantive amount of housing and will collectively provide strategic benefits. Such benefits include the regeneration of key areas within Smethwick, and contributions to the creation of sustainable communities that support the wider spatial vision for the borough. These are brownfield sites within the Smethwick Regeneration Area, which seek to redevelop existing low quality employment land to residential uses and complement the recent significant investment by Sandwell and West Birmingham NHS Trust in the new Midland Metropolitan University Hospital and associated Learning Campus. The area forms part of the Smethwick to Birmingham Corridor, which follows the route of the Birmingham Main Line Canal.</u></p> <p>16.15. <u>The Grove Lane Masterplan proposes the development of a new two-form entry primary school as part of the development of the Grove Lane Area. However, the Infrastructure Development Plan that was produced for the</u></p>	Identification of strategic allocations - clarification	No – the proposed modification inserts introductory text for the Grove Lane Masterplan sites. This does not trigger a change to the SA conclusions.


Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?								
		<u>Sandwell Local Plan subsequently did not identify any need for additional mainstream schools within the borough across the plan period. Any requirement for a new school should be revisited and fully assessed as proposals progress.</u>										
MM84	New policy SSH5	<p>Include strategic allocation:</p> <p><u>Policy SSH5 – Abberley Street</u></p> <p><u>16.16. The site lies to the south of Cranford Street, with Winson Street to the east, Abberley Street to the south and the Cape Arm site to the west. The site is divided into two distinct areas with an existing brick-built building on the northern portion. The building has been sub-divided into smaller units with small scale employment uses operating from the majority of them. To the south fronting Abberley Street, the site includes derelict and dilapidated former industrial units with some vacant land.</u></p> <p><u>Policy SSH5 – Abberley Street</u></p> <table><tr><td><u>Location</u></td><td><u>Abberley Street, Smethwick</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>2.48</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>1.86</u></td></tr><tr><td><u>Indicative Capacity (and Completion Year)</u></td><td><u>140 homes (2028-2033)</u></td></tr></table>	<u>Location</u>	<u>Abberley Street, Smethwick</u>	<u>Gross Site Area (Ha)</u>	<u>2.48</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>1.86</u>	<u>Indicative Capacity (and Completion Year)</u>	<u>140 homes (2028-2033)</u>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.
<u>Location</u>	<u>Abberley Street, Smethwick</u>											
<u>Gross Site Area (Ha)</u>	<u>2.48</u>											
<u>Indicative Net Developable Area (Ha)</u>	<u>1.86</u>											
<u>Indicative Capacity (and Completion Year)</u>	<u>140 homes (2028-2033)</u>											

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		 <p><u>Site constraints</u></p> <ul style="list-style-type: none"> • <u>Possible contamination issues due to past industrial activity</u> • <u>A canal arm previously passed through the western part of the site and its former route is designated as a Wildlife Corridor</u> • <u>The site comprises active industrial and employment uses as well as derelict and dilapidated former industrial units.</u> <p><u>Successful development of the site will require:</u></p> <ol style="list-style-type: none"> <u>general conformity with the Key Principles set out in the Grove Lane Masterplan (Character Area 6).</u> <u>the movement of wildlife to be protected and enhanced (Policy SNE1).</u> 		


Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?								
MM85	New policy SSH6	Include strategic allocation: <u><i>Policy SSH6 – Cape Arm Cranford Street</i></u> 16.17. <u><i>The site is bounded by Cranford Street to the north and Cape Arm canal to the south. It comprises a vacant site, covered with a concrete slab that was used as a car park / compound for the construction of the new Midland Metropolitan University Hospital. Derelict buildings front Cranford Street and Abberley Street.</i></u>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.								
		<u><i>Policy SSH6 – Cape Arm Cranford Street</i></u>										
		<table><tr><td><u><i>Location</i></u></td><td><u><i>Cape Arm, Cranford Street, Smethwick</i></u></td></tr><tr><td><u><i>Gross Site Area (Ha)</i></u></td><td><u><i>2.42</i></u></td></tr><tr><td><u><i>Indicative Net Developable Area (Ha)</i></u></td><td><u><i>2.13</i></u></td></tr><tr><td><u><i>Indicative Capacity (and Completion Year)</i></u></td><td><u><i>120 homes</i></u></td></tr></table>			<u><i>Location</i></u>	<u><i>Cape Arm, Cranford Street, Smethwick</i></u>	<u><i>Gross Site Area (Ha)</i></u>	<u><i>2.42</i></u>	<u><i>Indicative Net Developable Area (Ha)</i></u>	<u><i>2.13</i></u>	<u><i>Indicative Capacity (and Completion Year)</i></u>	<u><i>120 homes</i></u>
		<u><i>Location</i></u>			<u><i>Cape Arm, Cranford Street, Smethwick</i></u>							
		<u><i>Gross Site Area (Ha)</i></u>			<u><i>2.42</i></u>							
		<u><i>Indicative Net Developable Area (Ha)</i></u>			<u><i>2.13</i></u>							
<u><i>Indicative Capacity (and Completion Year)</i></u>	<u><i>120 homes</i></u>											



Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		 <p><u>Site constraints</u></p> <ul style="list-style-type: none"> • <u>Possible contamination issues due to past industrial activity</u> • <u>The canal passes through the western and southern edge of the site.</u> • <u>A proportion of the site is designated as a wildlife corridor.</u> • <u>There are existing buildings on site.</u> <p><u>Successful development of the site will require:</u></p> <ol style="list-style-type: none"> <u>general conformity with the Key Principles set out in the Grove Lane Masterplan (Character Area 2).</u> <u>development to protect and enhance the character, nature conservation value, water quality, structural stability and recreational usage of the canal network (Policy SNE6); the movement of wildlife to be protected and enhanced (Policy SNE1); and</u> 		

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?										
		c) <u>support for the creation of a green link and active travel route from the Midland Metropolitan University Hospital to Cranford Street (Policy STR5).</u>												
MM86	New policy SSH7	<p>Include strategic allocation:</p> <p><u>Policy SSH7 – Cranford Street / Heath Street / Canal</u></p> <p>16.18. <u>The site lies to the north of Cranford Street with the Cape Arm canal to the west and the Birmingham Main Line Canal to the immediate north. The borough boundary with Birmingham lies to the east of the site. Currently most of the site is occupied by older industrial buildings, in use as a factory distribution centre. The remainder of the site accommodates newer, smaller individual industrial units for a range of uses including food distribution, home improvements and motor repairs and testing centre. A cycle route leading from the canal towpath through to Cranford Street has recently been created.</u></p> <table><tr><td colspan="2"><u>Policy SSH7 – Cranford Street / Heath Street / Canal</u></td></tr><tr><td><u>Location</u></td><td><u>Cranford Street / Heath Street / Canal, Smethwick</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>3.00</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>2.88</u></td></tr><tr><td><u>Indicative Capacity (and Completion Year)</u></td><td><u>115 homes (2028-2031)</u></td></tr></table>	<u>Policy SSH7 – Cranford Street / Heath Street / Canal</u>		<u>Location</u>	<u>Cranford Street / Heath Street / Canal, Smethwick</u>	<u>Gross Site Area (Ha)</u>	<u>3.00</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>2.88</u>	<u>Indicative Capacity (and Completion Year)</u>	<u>115 homes (2028-2031)</u>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.
<u>Policy SSH7 – Cranford Street / Heath Street / Canal</u>														
<u>Location</u>	<u>Cranford Street / Heath Street / Canal, Smethwick</u>													
<u>Gross Site Area (Ha)</u>	<u>3.00</u>													
<u>Indicative Net Developable Area (Ha)</u>	<u>2.88</u>													
<u>Indicative Capacity (and Completion Year)</u>	<u>115 homes (2028-2031)</u>													


Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<div data-bbox="844 395 1211 927">  <p>SBH7 - Cranford Street & Houth Street & Canal - Strategic Housing Allocation</p> <p>Sandwell Metropolitan Borough Council</p> <p>100 Moorings Waterfront Limited</p> <p>2024 and onwards</p> </div> <div data-bbox="443 962 607 991"> <p><u>Site constraints</u></p> </div> <div data-bbox="488 1007 1599 1262"> <ul style="list-style-type: none"> • <u>The northern part of the site along the canal is within the Smethwick Summit Galton Valley Conservation Area.</u> • <u>The Birmingham Main Line Canal and Cape Arm are designated as a Wildlife Corridor.</u> • <u>Parts of the canal basin are within Flood Zone 2 and 3. Parts of the wider site are at risk of surface water flooding.</u> • <u>Possible contamination issues could be present due to past industrial activity.</u> • <u>The site comprises occupied industrial buildings and a car park.</u> </div> <div data-bbox="443 1289 929 1318"> <p><u>Successful development of the site will require:</u></p> </div> <div data-bbox="488 1334 1547 1362"> <p>a) <u>general conformity with the Key Principles set out in the Grove Lane Masterplan (Character Area 1).</u></p> </div>		

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?								
		<p>b) <u>development to protect and enhance the character, nature conservation value, water quality, structural stability and recreational usage of the canal network (Policy SNE6); the movement of wildlife to be protected and enhanced (Policy SNE1).</u></p> <p>c) <u>ensuring development protects and enhances the significance of heritage assets and their settings (Policy SHE1).</u></p> <p>d) <u>development to reduce the risk of surface water flooding (Policies SCC5 and SCC6).</u></p>										
MM87	New policy SSH8	<p>Include strategic allocation:</p> <p><u>Policy SSH8 – Grove Lane / Cranford Street / London Street</u></p> <p>16.19. <u>The site is triangular in shape and bounded by Cranford Street to the north, Grove Lane to the south and London Street to the east. There are multiple land uses within this area including light industrial, motor repairs, van hire, petrol station and vacant buildings. Many of the structures are older industrial premises although there are more recent additions / extensions to some buildings. This site lies adjacent to the new Midland Metropolitan University Hospital.</u></p> <p><u>Policy SSH8 – Grove Lane / Cranford Street / London Street</u></p> <table><tr><td><u>Location</u></td><td><u>Grove Lane / Cranford Street / London Street, Smethwick</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>2.04</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>2.04</u></td></tr><tr><td><u>Indicative Capacity (and Completion Year)</u></td><td><u>500 homes (2026-2032)</u></td></tr></table>	<u>Location</u>	<u>Grove Lane / Cranford Street / London Street, Smethwick</u>	<u>Gross Site Area (Ha)</u>	<u>2.04</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>2.04</u>	<u>Indicative Capacity (and Completion Year)</u>	<u>500 homes (2026-2032)</u>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.
<u>Location</u>	<u>Grove Lane / Cranford Street / London Street, Smethwick</u>											
<u>Gross Site Area (Ha)</u>	<u>2.04</u>											
<u>Indicative Net Developable Area (Ha)</u>	<u>2.04</u>											
<u>Indicative Capacity (and Completion Year)</u>	<u>500 homes (2026-2032)</u>											



Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		 <p>SSH9 - Grove Lane & Crawford Street & London Street - Strategic Housing Allocation</p> <p>Site constraints</p> <ul style="list-style-type: none"> <u>Possible contamination issues due to past industrial activity.</u> <u>The site comprises occupied industrial buildings and premises.</u> <p>Successful development of the site will require:</p> <p>a) <u>general conformity with the Key Principles set out in the Grove Lane Masterplan (Character Area 7).</u></p>		
MM88	New policy SSH9	<p>Include strategic allocation:</p> <p><u>Policy SSH9 – Grove Street / MMUH</u></p> <p>16.20. <u>The site is bordered by Grove Street to the west, Dudley Road to the south, Halberton Street and Dugdale Streets to the east and Abberley Street to the north. Comprising mainly older industrial premises in poor condition, the buildings accommodate a range of uses including car repairs, sales, offices, a coach</u></p>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?								
		<p><u>company and a mosque. The new Midland Metropolitan University Hospital lies immediately to the west of this site.</u></p> <p><u>Policy SSH9 – Grove Street / MMUH</u></p> <table><tr><td><u>Location</u></td><td><u>Grove Street, Smethwick</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>2.18</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>2.18</u></td></tr><tr><td><u>Indicative Capacity (and Completion Year)</u></td><td><u>85 homes and a two-form entry primary school (2029-2031)</u></td></tr></table> <div><p>SSH9 – Grove Street / MMUH / School – Strategic Housing Allocation</p><p> Sandwell</p><p><small>© Copyright Housing Transformation Unit 2024 and onward</small></p></div>	<u>Location</u>	<u>Grove Street, Smethwick</u>	<u>Gross Site Area (Ha)</u>	<u>2.18</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>2.18</u>	<u>Indicative Capacity (and Completion Year)</u>	<u>85 homes and a two-form entry primary school (2029-2031)</u>		assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.
<u>Location</u>	<u>Grove Street, Smethwick</u>											
<u>Gross Site Area (Ha)</u>	<u>2.18</u>											
<u>Indicative Net Developable Area (Ha)</u>	<u>2.18</u>											
<u>Indicative Capacity (and Completion Year)</u>	<u>85 homes and a two-form entry primary school (2029-2031)</u>											

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?										
		<p><u>Site constraints</u></p> <ul style="list-style-type: none"><u>Possible contamination issues due to past industrial activity.</u><u>The site comprises occupied industrial buildings and premises.</u> <p><u>Successful development of the site will require:</u></p> <ul style="list-style-type: none">a) <u>general conformity with the Key Principles set out in the Grove Lane Masterplan (Character Area 4); and</u>b) <u>the requirement for a new school as part of the delivery of the Grove Lane Masterplan to be revisited and fully assessed; and</u>c) <u>taking account of possible future redevelopment of Moilliett Street Park in Birmingham as envisaged by the Smethwick to Birmingham Corridor Framework.</u>												
MM89	New policy SSH10	<p>Include strategic allocation:</p> <p><u>Policy SSH10 – Moilliett Street Park</u></p> <p>16.21 <u>The site is partially in Sandwell but also includes Moilliett Park, which is located within Birmingham City. The site lies to the north of Dudley Road, which is an established retail centre in Birmingham, with Halberton Street to the west, Winson Street to the east and lying to the south of Abberley Street. The site currently comprises old industrial buildings and Moilliett Park. The part of the site within Sandwell is allocated as SSH10.</u></p> <table><tr><th colspan="2"><u>Policy SSH10 – Moilliett Street Park</u></th></tr><tr><td><u>Location</u></td><td><u>Moilliett Street Park, Smethwick</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>0.77</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>0.77</u></td></tr><tr><td><u>Indicative Capacity (and Completion Year)</u></td><td><u>35 homes (2029-2030)</u></td></tr></table>	<u>Policy SSH10 – Moilliett Street Park</u>		<u>Location</u>	<u>Moilliett Street Park, Smethwick</u>	<u>Gross Site Area (Ha)</u>	<u>0.77</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>0.77</u>	<u>Indicative Capacity (and Completion Year)</u>	<u>35 homes (2029-2030)</u>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.
<u>Policy SSH10 – Moilliett Street Park</u>														
<u>Location</u>	<u>Moilliett Street Park, Smethwick</u>													
<u>Gross Site Area (Ha)</u>	<u>0.77</u>													
<u>Indicative Net Developable Area (Ha)</u>	<u>0.77</u>													
<u>Indicative Capacity (and Completion Year)</u>	<u>35 homes (2029-2030)</u>													



Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		 <p><u>Site constraints</u></p> <ul style="list-style-type: none"> • <u>Possible contamination and ground issues due to past industrial activity.</u> • <u>The site comprises occupied industrial buildings.</u> <p><u>Successful development of the site will require:</u></p> <ol style="list-style-type: none"> <u>general conformity with the Key Principles set out in the Grove Lane Masterplan (Character Area 5); and</u> <u>taking account of possible future redevelopment of Moilliet Street Park in Birmingham as envisaged by the Smethwick to Birmingham Corridor Framework.</u> 		
MM90	New paragraph 16.20	<p>Insert introductory text for strategic mixed use allocation sites:</p> <p><u>Strategic Mixed Used Allocations</u></p>	Identification of strategic	No – the proposed modification relates to introductory text for the mixed-use

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<u><i>These are mixed used allocations capable of delivering substantive number of dwellings as well as employment development and other development uses and includes sites identified in the West Bromwich Masterplan.</i></u>	allocations - clarification	strategic allocations and does not trigger a change to the SA conclusions.
MM91	New policy SSM1	<p>Include strategic allocation:</p> <p><u><i>Policy SSM1 - Lion Farm</i></u></p> <p>16.22 <u><i>The site is located approximately 1km southwest of Oldbury town centre and 400 metres west of Junction 2 of the M5 motorway. The site comprises 11 adult sized football pitches, which are underused, associated dilapidated changing facilities and car parking in the west, with general open space, a disused social club, areas of woodland and allotments in the north. High voltage power cables cross the site running north to southeast, with two transmission towers located within the site boundary.</i></u></p> <p>16.24 <u><i>To the east of the site is Birchley Industrial Estate, which is occupied by various large office and retail units. Beyond this is Birchley Island, a key road interchange that connects the A4034 and A4123 (Wolverhampton Road) with Junction 2 of the M5. A modern residential estate lies to the northeast of the site. The north of the site is bound by Newbury Lane, beyond which is a residential area. To the west are more residential areas, as well as Lion Farm local centre and St James Church of England Primary School. To the south are residential dwellings and the A4034 (Birchfield Lane), beyond which is Titford Canal and Pool.</i></u></p> <p>16.25 <u><i>Although the site has been developed previously, it now predominantly comprises playing pitches and has the character of a greenfield site.</i></u></p>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.


Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?								
		<p><u>Policy SSM1 – Lion Farm</u></p> <table><tr><td><u>Location</u></td><td><u>Lion Farm Playing Fields, Newbury Lane, Oldbury</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>20.92</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>4.5</u></td></tr><tr><td><u>Indicative Capacity (and Completion Year)</u></td><td><u>200 residential dwellings, 2.3 hectares of employment land, playing fields and associated facilities, and green space (2033-2037)</u></td></tr></table> <div><p>SSM1 – Lion Farm – Strategic Mixed Use Allocation</p><div><p>Oldbury & Newbury Neighbourhood Council 2023/24 Council Year</p></div></div>	<u>Location</u>	<u>Lion Farm Playing Fields, Newbury Lane, Oldbury</u>	<u>Gross Site Area (Ha)</u>	<u>20.92</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>4.5</u>	<u>Indicative Capacity (and Completion Year)</u>	<u>200 residential dwellings, 2.3 hectares of employment land, playing fields and associated facilities, and green space (2033-2037)</u>		
<u>Location</u>	<u>Lion Farm Playing Fields, Newbury Lane, Oldbury</u>											
<u>Gross Site Area (Ha)</u>	<u>20.92</u>											
<u>Indicative Net Developable Area (Ha)</u>	<u>4.5</u>											
<u>Indicative Capacity (and Completion Year)</u>	<u>200 residential dwellings, 2.3 hectares of employment land, playing fields and associated facilities, and green space (2033-2037)</u>											
		<p><u>Site constraints</u></p>										

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<ul style="list-style-type: none"> <u>The site comprises 11 adult-size football pitches</u> <u>NGET overhead transmission lines and underground cables are present within the site (YJ ROUTE: 275Kv Overhead Transmission Line route: KITWELL - OCKER HILL 275Kv Underground Cable route: KITWELL 275KV S/S)</u> <u>A canal spur and various canal basins crossed the site historically, providing waterway access to a former brickworks and various coal shafts. Made ground, subterranean structures and untreated mine shafts may be present.</u> <u>The central part of the site is in Flood Zone 2 and Flood Zone 3, comprising approximately 9% of the total site area.</u> <p><u>Successful development of the site will require:</u></p> <ul style="list-style-type: none"> a) <u>that existing playing fields are not built on unless a mitigation package consistent with NPPF paragraph 103 is agreed (Policy SHW5);</u> b) <u>a strategy for responding to the NGET overhead transmission lines and underground cables present within the site which demonstrates how the NGET Design Guide and Principles have been applied at the master planning stage and how the impact of the assets has been reduced through good design;</u> c) <u>development to be located in areas of lowest flood risk (Policy SCC5);</u> d) <u>investigating, and where appropriate protecting important archaeological assets (Policy SHE4);</u> e) <u>preparation of a masterplan that identifies parts of the site for very high-density housing (Policy SHO3); and</u> f) <u>new employment development within Use Classes E(q)(ii), E(q)(iii), B2 or B8 (Policy SEC1).</u> 		
MM92	New paragraph 16.26	<p>Insert introductory text for strategic mixed-use allocations in West Bromwich:</p> <p><u>West Bromwich Masterplan Sites</u></p> <p><u>16.26. Four sites in the West Bromwich Masterplan have been identified to deliver mixed uses and together provide strategic benefits.</u></p>	Identification of strategic allocations - clarification	No – the proposed modification relates to introductory text for the mixed-use allocations and does not change the SA conclusions.



Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?								
MM93	New policy SSM2	<p>Include strategic allocation:</p> <p><u><i>Policy SSM2 - Cultural Quarter</i></u></p> <p>16.27. <u><i>The allocation is located within West Bromwich Strategic Centre approximately 150 metres northeast of Lodge Road metro station. The allocation contains several of the town's main civic buildings. The eastern corner of the site was cleared around eight years ago and there is an apartment block currently under construction on it. The southern half of the site comprises the Edward Street surface level public car park.</i></u></p> <p>16.28. <u><i>To the east of the site is a cluster of banks and the retail core of West Bromwich. To the north are other Victorian buildings, some Grade II listed, which mostly comprise offices and residential conversions. To the west are other attractive Victorian buildings including the Grade II listed Ryland Memorial School of Art, currently in use as a school, and residential buildings. To the south is a Masonic Hall and the Edward Street Hospital, which has recently undergone a partial redevelopment.</i></u></p> <p><u><i>Policy SSM2 – Cultural Quarter</i></u></p> <table><tr><td><u><i>Location</i></u></td><td><u><i>Cultural Quarter, High Street, West Bromwich</i></u></td></tr><tr><td><u><i>Gross Site Area (Ha)</i></u></td><td><u><i>1.09</i></u></td></tr><tr><td><u><i>Indicative Net Developable Area (Ha)</i></u></td><td><u><i>1.09</i></u></td></tr><tr><td><u><i>Indicative Capacity (and Completion Year)</i></u></td><td><u><i>52 residential dwellings, 1,054sqm food and beverage, 2,000sqm community/leisure and 10 car parking spaces (2025-2031)</i></u></td></tr></table>	<u><i>Location</i></u>	<u><i>Cultural Quarter, High Street, West Bromwich</i></u>	<u><i>Gross Site Area (Ha)</i></u>	<u><i>1.09</i></u>	<u><i>Indicative Net Developable Area (Ha)</i></u>	<u><i>1.09</i></u>	<u><i>Indicative Capacity (and Completion Year)</i></u>	<u><i>52 residential dwellings, 1,054sqm food and beverage, 2,000sqm community/leisure and 10 car parking spaces (2025-2031)</i></u>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.
<u><i>Location</i></u>	<u><i>Cultural Quarter, High Street, West Bromwich</i></u>											
<u><i>Gross Site Area (Ha)</i></u>	<u><i>1.09</i></u>											
<u><i>Indicative Net Developable Area (Ha)</i></u>	<u><i>1.09</i></u>											
<u><i>Indicative Capacity (and Completion Year)</i></u>	<u><i>52 residential dwellings, 1,054sqm food and beverage, 2,000sqm community/leisure and 10 car parking spaces (2025-2031)</i></u>											

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		 <p>5592 - Cultural Quarter - Strategic West Use Allocation</p> <p> Sandwell Metropolitan Borough Council</p> <p>60 (Designated Heritage Sites and Assets) (2014 and revised)</p> <p><u>Site constraints</u></p> <ul style="list-style-type: none"> • <u>Designated heritage assets present within and adjacent to the site including the West Bromwich High Street Conservation Area, Grade II Central Public Library, Grade II Town Hall, and Grade II Law Courts.</u> • <u>The site includes an existing public car park.</u> <p><u>Successful development of the site will require:</u></p> <ol style="list-style-type: none"> <u>the protection of the significance of heritage assets and the conservation and enhancement of local character and those aspects of heritage assets and their settings that are recognised as being of special quality (Policies SHE1 and SHE2);</u> <u>regenerating the Town Hall Quarter to establish a fully restored cultural and evening / night-time offer in the town centre (Policy SWB1);</u> <u>delivery of a mixed-use development including new homes (Policy SWB2); and</u> 		


Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?								
		d) <u>general conformity with the Key Information set out in the West Bromwich Masterplan (Zone 3).</u>										
MM94	New policy SSM3	<p>Include strategic allocation:</p> <p><u>Policy SSM3 - George Street Living</u></p> <p>16.29. <u>George Street Living is located on the edge of West Bromwich Strategic Centre on a prominent site adjacent to the A4031 Trinity Way and the Birmingham to Wolverhampton metro line. The allocation currently accommodates a range of light industrial and storage uses as well as ancillary office and retail uses. The former Spring Works site was cleared around ten years ago, resulting in around two thirds of the allocation containing no buildings or fixed structures. The cleared area is currently used for open storage.</u></p> <p>16.30. <u>To the east of the allocation is the A4031 Trinity Way, a busy dual carriageway that is frequently used by HGVs; beyond is a residential area comprising mostly terraced housing. To the south is the Birmingham to Wolverhampton metro line, beyond which lie further residential properties. A large surface level car park lies to the west. Beyond this is the large Sandwell College building and industrial units on the Lyng Industrial Estate. To the north is George Street and Thomas Street, beyond which are a collection of light industrial uses, community venues and places of worship, and the rear of retail units and other main town centre uses facing the High Street.</u></p> <p><u>Policy SSM3 – George Street Living</u></p> <table><tr><td><u>Location</u></td><td><u>George Street Living, Trinity Way, West Bromwich</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>2.36</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>1.77</u></td></tr><tr><td><u>Indicative Capacity (and Completion Year)</u></td><td><u>327 residential units, 1.150sqm community/leisure, 79 parking spaces (2035-2040)</u></td></tr></table>	<u>Location</u>	<u>George Street Living, Trinity Way, West Bromwich</u>	<u>Gross Site Area (Ha)</u>	<u>2.36</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>1.77</u>	<u>Indicative Capacity (and Completion Year)</u>	<u>327 residential units, 1.150sqm community/leisure, 79 parking spaces (2035-2040)</u>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.
<u>Location</u>	<u>George Street Living, Trinity Way, West Bromwich</u>											
<u>Gross Site Area (Ha)</u>	<u>2.36</u>											
<u>Indicative Net Developable Area (Ha)</u>	<u>1.77</u>											
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Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		 <p>SW03 - George Street Living - Strategic Mixed Use Allocation</p> <p>Sandwell Metropolitan Borough Council</p> <p>all Strategic Needs Assessments for Local SW03 and SW04</p> <p><u>Site constraints</u></p> <ul style="list-style-type: none"> <u>The site comprises light industrial and storage uses as well as ancillary office and retail uses. A former industrial site (Spring Works) has been cleared. Made ground and subterranean structures may be present.</u> <u>Safeguarding the amenity of future residents from the impacts of surrounding land uses including industrial uses to the north and the dualled A4031 Trinity Way to the east</u> <p><u>Successful development of the site will require:</u></p> <ol style="list-style-type: none"> <u>delivery of residential-led development including new homes built at very high densities (Policies SWB2 and SH03); and</u> <u>general conformity with the Key Information set out in the West Bromwich Masterplan (Zone 5).</u> 		


Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?										
MM95	New policy SSM4	<p>Include strategic allocation:</p> <p><u>Policy SSM4 - Queens Square</u></p> <p>16.31. <u>Queen's Square Living is located in the heart of West Bromwich Strategic Centre. The site takes in a variety of properties including some of Queens Square Shopping Centre and associated servicing area, a row of retail units fronting High Street, and the cleared sites of the former Bull Street Multi Storey Car Park and the former Marks and Spencer.</u></p> <p>16.32. <u>The southwest of the allocation is bound by the pedestrianised High Street, beyond which is the West Bromwich Central allocation which currently accommodates a variety of retail and town centre uses. To the northwest is the remainder of Queens Square Shopping Centre and other retail units fronting the High Street. To the north and northeast is the modern New Square retail / leisure development, including the access road to one of the servicing areas for New Square. To the southeast is Bull Street, beyond which are a variety of residential and main town centre uses.</u></p> <table border="1"><tr><td colspan="2"><u>Policy SSM4 – Queens Square</u></td></tr><tr><td><u>Location</u></td><td><u>Queens Square Living, High Street, West Bromwich</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>2.84</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>2.13</u></td></tr><tr><td><u>Indicative Capacity (and Completion Year)</u></td><td><u>396 residential units, 7,447sqm retail, 855sqm offices, 1,395sqm community/leisure, 206 car parking spaces (2038-2041)</u></td></tr></table>	<u>Policy SSM4 – Queens Square</u>		<u>Location</u>	<u>Queens Square Living, High Street, West Bromwich</u>	<u>Gross Site Area (Ha)</u>	<u>2.84</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>2.13</u>	<u>Indicative Capacity (and Completion Year)</u>	<u>396 residential units, 7,447sqm retail, 855sqm offices, 1,395sqm community/leisure, 206 car parking spaces (2038-2041)</u>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.
<u>Policy SSM4 – Queens Square</u>														
<u>Location</u>	<u>Queens Square Living, High Street, West Bromwich</u>													
<u>Gross Site Area (Ha)</u>	<u>2.84</u>													
<u>Indicative Net Developable Area (Ha)</u>	<u>2.13</u>													
<u>Indicative Capacity (and Completion Year)</u>	<u>396 residential units, 7,447sqm retail, 855sqm offices, 1,395sqm community/leisure, 206 car parking spaces (2038-2041)</u>													

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		 <p>SSM5 - Queen's Square - Strategic Mixed Use Allocation</p> <p> Sandwell Metropolitan Borough Council</p> <p><small>© Copyright Metrop. Information Limited 2018 and onwars</small></p> <p><u>Site constraints</u></p> <ul style="list-style-type: none"> <u>The site comprises existing retail units and other main town centre uses.</u> <p><u>Successful development of the site will require:</u></p> <ol style="list-style-type: none"> <u>delivery of mixed-use development including new homes built at very high densities (Policies SWB2 and SHO3); and</u> <u>general conformity with the Key Information set out in the West Bromwich Masterplan (Zone 2).</u> 		
MM96	New policy SSM5	<p>Include strategic allocation:</p> <p><u>Policy SSM5 - West Bromwich Central</u></p> <p>16.33. <u>West Bromwich Central is located at the gateway to West Bromwich Strategic Centre adjacent to the bus and metro stations. The site takes in a variety of town centre premises including Kings Square Shopping</u></p>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic allocation policy. The site

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?								
		<p><u>Centre and associated servicing yard, several retail units facing the High Street, the former Kings Cinema, the former Indoor Markets, the former Morrisons supermarket (currently occupied by JD Gyms) and a large surface level car park.</u></p> <p>16.34. <u>To the southwest of the allocation is West Bromwich Ringway, a traffic-calmed boulevard, beyond which is the large Sandwell College building and the Birmingham to Wolverhampton metro line. To the northwest is West Bromwich bus station and the continuation of retail units facing the High Street. To the northeast is the pedestrianised High Street itself, beyond which is the retail heart of the town anchored by Queens Square Shopping Centre and the modern New Square retail / leisure development. To the southeast is Bull Street, beyond which are a variety of uses including offices, retail, small storage and light industrial units, and surface level car parking.</u></p> <p><u>Policy SSM5 – West Bromwich Central</u></p> <table><tr><td><u>Location</u></td><td><u>West Bromwich Central, High Street, West Bromwich</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>3.84</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>2.85</u></td></tr><tr><td><u>Indicative Capacity (and Completion Year)</u></td><td><u>343 residential units, 2,302sqm retail, 5,032sqm offices, 5,060sqm education, 11,840sqm food and beverage, 9,862sqm community/leisure, 5,205sqm health and 625 parking spaces (2029-2035)</u></td></tr></table>	<u>Location</u>	<u>West Bromwich Central, High Street, West Bromwich</u>	<u>Gross Site Area (Ha)</u>	<u>3.84</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>2.85</u>	<u>Indicative Capacity (and Completion Year)</u>	<u>343 residential units, 2,302sqm retail, 5,032sqm offices, 5,060sqm education, 11,840sqm food and beverage, 9,862sqm community/leisure, 5,205sqm health and 625 parking spaces (2029-2035)</u>		allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.
<u>Location</u>	<u>West Bromwich Central, High Street, West Bromwich</u>											
<u>Gross Site Area (Ha)</u>	<u>3.84</u>											
<u>Indicative Net Developable Area (Ha)</u>	<u>2.85</u>											
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Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		 <p>S003 - West Bromwich Central - Strategic Mixed Use Allocation</p> <p>Sandwell Metropolitan Borough Council</p> <p>© Copyright Mapbox, Imagery © OpenStreetMap contributors, Imagery © Mapbox</p>		
		<p><u>Site constraints</u></p> <ul style="list-style-type: none"> <u>The site comprises existing retail units, other main town centre uses and a privately owned publicly accessible car park.</u> 		
		<p><u>Successful development of the site will require:</u></p> <ol style="list-style-type: none"> <u>the creation of a metro gateway, a new town square and a green link through to the heart of the town centre from the metro stop (Policy SWB1);</u> <u>delivery of mixed-use development including new homes built at very high densities (Policies SWB2 and SHO3); and</u> <u>general conformity with the Key Information set out in the West Bromwich Masterplan (Zone 1).</u> 		
MM97	New paragraphs	Introduce strategic employment allocation:	Identification of strategic	No – the proposed modification relates to

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?								
	16.35 – 16.36	<p><u>Strategic Employment Allocations</u></p> <p><u>16.35. These are defined as vacant employment sites of over seven hectares, identified and assessed in the Black Country Economic Development Needs Assessment or Black Country Employment Area Review as important to the delivery of strategic economic growth.</u></p> <p><u>16.36. Only one site meets these criteria.</u></p>	allocations - clarification	introductory text for the strategic site allocations and does not change the SA conclusions.								
MM98	New policy SSE1	<p>Include strategic employment allocation:</p> <p><u>Policy SSE1 - Conevgree Business Park (open land)</u></p> <p><u>16.37. The site is a vacant site that has remained undeveloped since it formed part of the Conevgree Colliery. It is approximately 1.8km northeast of Dudley town centre, 8.2km southeast of Wolverhampton city centre and 12km northwest of Birmingham city centre.</u></p> <p><u>16.38. Access to the site is gained from Conevgree Road, Tipton, which is linked to the A4123 Birmingham New Road.</u></p> <p><u>16.39. The site in a predominately mixed used area and was formerly known as Conevgre Mine. The mine has not been in use since the foundry closed in the 1980s. There are no built structures present on the site, although there is an abundance of trees and vegetation and a covering of foundry sand remaining from previous operations.</u></p> <p><u>Policy SSE1 - Conevgree Business Park (Open Land)</u></p> <table><tr><td><u>Location</u></td><td><u>Conevgree Business Park (Open Land)</u></td></tr><tr><td><u>Gross Site Area (Ha)</u></td><td><u>7.22</u></td></tr><tr><td><u>Indicative Net Developable Area (Ha)</u></td><td><u>7.22</u></td></tr><tr><td><u>Indicative Capacity</u></td><td><u>7.22 hectares of employment uses (E(q)(ii), E(q)(iii), B2, and B8 uses)</u></td></tr></table>	<u>Location</u>	<u>Conevgree Business Park (Open Land)</u>	<u>Gross Site Area (Ha)</u>	<u>7.22</u>	<u>Indicative Net Developable Area (Ha)</u>	<u>7.22</u>	<u>Indicative Capacity</u>	<u>7.22 hectares of employment uses (E(q)(ii), E(q)(iii), B2, and B8 uses)</u>	Identification of strategic allocations - clarification	Yes – the proposed modification introduces a new strategic employment allocation policy. The site allocation was assessed in the Regulation 19 SA; however, the new policy has been assessed in the Main Modifications SA Report.
<u>Location</u>	<u>Conevgree Business Park (Open Land)</u>											
<u>Gross Site Area (Ha)</u>	<u>7.22</u>											
<u>Indicative Net Developable Area (Ha)</u>	<u>7.22</u>											
<u>Indicative Capacity</u>	<u>7.22 hectares of employment uses (E(q)(ii), E(q)(iii), B2, and B8 uses)</u>											

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		 <p> <small> SSE1 - Carragee Business Park (Open Land) - Strategic Employment Allocation  All Copyright Mapping Information Licensed 2018 and onwards </small> </p>		
		<p><u>Site constraints</u></p> <ul style="list-style-type: none"> • <u>Coal mining legacy identified at the site and several existing mineshafts spread across the site.</u> • <u>It is situated in a Limestone Consideration Zone.</u> • <u>The land undulates in several areas, with a differential of up to 18 metres from the highest to the lowest points.</u> • <u>A culverted watercourse runs through the middle of the site from the southwest to northeast.</u> • <u>Adjacent to a canal and contains four filled historical canal arms / basins in the northern section of the site.</u> 		

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p><u>Successful development of the site will require:</u></p> <ul style="list-style-type: none"> a) <u>an appropriate remediation strategy to be agreed with relevant stakeholders to address contamination issues (Policy SCO3);</u> b) <u>investigation, and where appropriate protection of important archaeological assets (Policy SHE4);</u> c) <u>development to protect and enhance the character, nature conservation value, water quality, structural stability and recreational usage of the canal network (Policy SNE6); and</u> d) <u>assessing the feasibility of opening up and naturalising any underground culverts. Should this prove impractical, no development over culverted watercourse and allowing a suitable easement from the outside edge of the culvert (Policy SCC5).</u> 		
MM99	See MM74	Creation of Chapter 17 for the identification of non-strategic allocations – set out in tables below.	Clarification	No – the proposed modification introduces of a new chapter that replicates the former content of Appendix B (as detailed in MM100). The modification does not change the SA conclusions.
MM100	New paragraphs 17.1 – 17.3	<p>Insert new chapter:</p> <p><u>Chapter 17 – Non-Strategic Site Allocations</u></p> <p>17.1 <u>Non-strategic sites are housing, employment, mixed use and gypsy and traveller sites allocations that do not meet the threshold to be considered strategic allocations. They are distributed across the borough and provide a balanced and flexible supply of housing and employment land. These sites make an important contribution to meeting local housing and employment needs and ensuring a diversity of development opportunities throughout the plan period.</u></p> <p>17.2 <u>This approach ensures that delivery is aligned with infrastructure provision, responds to local needs, and supports the creation of sustainable, inclusive, and well-connected communities consistent with the principles of the NPPF.</u></p>	Clarification and amendment following discussion at public examination	No – the proposed modification moves tables listing details for non-strategic site allocations from Appendix B into Chapter 17. Only minor adjustments to site capacity have been made, with no substantive changes

Ref	Page / paragraph / policy reference	Proposed change								Reason	Does the modification result in a change requiring further assessment?	
		17.3 <u>The inclusion of a site as a non-strategic allocation does not remove the need for planning permission to be obtained.</u>									to the allocations. The modification does not trigger a change to the high-level appraisal of the sites themselves, or the overall conclusions of the SA. Note: for the non-strategic employment sites listed in the SLP as set out in this MM, three site references have been updated compared to those used in the SA process. These are: SEC1-5 'Junction Two, Oldbury' (SEC1-7 in the SA); SEC1-7 'Legacy 43, Ryder Street' (SEC1-8 in the SA); and SEC1-8 'Roway Lane, Oldbury' (SEC1-4 in the SA).	
		MM100 – non-strategic housing allocations										
		<u>Site ref</u>	<u>Site name and address</u>	<u>Ward</u>	<u>Town</u>	<u>Indicative capacity</u>	<u>Gross site area (ha)</u> <u>Land type (brownfield or greenfield)</u>	<u>Indicative net developable area (ha)</u>	<u>Net density (dph)</u>	<u>Anticipated delivery timescale (completion year)</u>		<u>Further information</u>
		<u>SH 1</u>	<u>Brown Lion Street</u>	<u>Tipton Green</u>	<u>Tipton</u>	<u>28</u>	<u>0.46</u> <u>Brownfield</u>	<u>0.46</u>	<u>59</u>	<u>2026-2027</u>		<u>Granted consent for 27 dwellings - DC/23/67972</u>
		<u>SH 2</u>	<u>Land adjacent to Asda, Wolverhampton Road, Oldbury</u>	<u>Langley</u>	<u>Oldbury</u>	<u>60</u>	<u>1.6</u> <u>Greenfield</u>	<u>1.6</u>	<u>41</u>	<u>2028-2029</u>		<u>Access issue will need to be overcome.</u> <u>Siting of houses should safeguard existing residential amenity and the asset of the watercourse.</u>
		<u>SH 4</u>	<u>Lower High Street (Station Hotel and Dunns site).</u>	<u>Cradley Heath and Old Hill</u>	<u>Rowley Regis</u>	<u>20</u>	<u>0.28</u> <u>Brownfield</u>	<u>0.28</u>	<u>71</u>	<u>2032-2033</u>		<u>N/A</u>
		<u>SH 5</u>	<u>Mill Street, Great Bridge</u>	<u>Great Bridge</u>	<u>Tipton</u>	<u>40</u>	<u>0.86</u> <u>Brownfield</u>	<u>0.86</u>	<u>45</u>	<u>2028-2029</u>	<u>Applications on part of site.</u> <u>DC/22/67019 -Land at Mill Street Tipton Proposed 20 no. dwellings with associated parking.</u>	

Ref	Page / paragraph / policy reference	Proposed change									Reason	Does the modification result in a change requiring further assessment?
										<u>DC/22/67018 - 8 homes pending consent.</u> <u>Within Wednesbury Regeneration Area</u>		
		<u>SH 6</u>	<u>Swan Lane, north of A41 West Bromwich</u>	<u>Greets Green and Lyng</u>	<u>West Bromwich</u>	<u>147</u>	<u>3.78 Brownfield</u>	<u>2.42</u>	<u>61</u>	<u>2026-2029</u>	<u>Application - DC/22/66532: Proposed 147 dwelling houses (65 houses and 82 apartments)</u>	
		<u>SH 7</u>	<u>The Boat Gauging House and adjoining land, Factory Road, Tipton</u>	<u>Tipton Green</u>	<u>Tipton</u>	<u>50</u>	<u>0.57 Brownfield</u>	<u>0.57</u>	<u>88</u>	<u>2028-2030</u>	<u>Application - DC/21/65872 – Proposed residential development comprising of 46 no. 1 and 2 bed apartments, and conversion of boat house to 4 no. 2 bed residential units.</u> <u>Within Tipton and Dudley Port Regeneration Area.</u> <u>Development proposals should have regard to the heritage assets on site in scale, form and impact on character.</u>	
		<u>SH 8</u>	<u>Alma Street, Wednesbury</u>	<u>Friar Park</u>	<u>Wednesbury</u>	<u>23</u>	<u>0.52 Brownfield</u>	<u>0.52</u>	<u>44</u>	<u>2030-2031</u>	<u>N/A</u>	
		<u>SH 9</u>	<u>The Phoenix Collegiate, Friar Park</u>	<u>West Bromwich Central</u>	<u>West Bromwich</u>	<u>105</u>	<u>4.80 Brownfield</u>	<u>2.35</u>	<u>30</u>	<u>2026-2028</u>	<u>Application - DC/20/63911: Proposed residential development of up</u>	

Ref	Page / paragraph / policy reference	Proposed change										Reason	Does the modification result in a change requiring further assessment?
			<u>Road, Wednesbury</u>								<u>to 84 No. dwellings, associated public open space and infrastructure (outline application for access). Playing field loss mitigation may be required as per SHW5</u>		
		<u>SH 10</u>	<u>Tipton Conservative and Unionist Club, 64 Union Street, Tipton</u>	<u>Tipton Green</u>	<u>Tipton</u>	<u>15</u>	<u>0.19 Brownfield</u>	<u>0.19</u>	<u>74</u>	<u>2029-2030</u>	<u>Application - DC/19/62733: Proposed change of use to residential, to include 7 No. 1 bed properties and 7 No. 2 bed properties. Application has now expired. Within Tipton and Dudley Port Regeneration Area</u>		
		<u>SH 11</u>	<u>Sandwell District and General Hospital, West Bromwich</u>	<u>West Bromwich Central</u>	<u>West Bromwich</u>	<u>121</u>	<u>0.82 Brownfield</u>	<u>0.82</u>	<u>148</u>	<u>2030-2032</u>	<u>Application - DC/20/64894: Demolition of existing building and proposed mixed use development comprising of 12 No. houses and 109 No. apartments for key workers. Application has now expired.</u>		
		<u>SH 13</u>	<u>Silverthorne Lane / Forge Lane, Cradley Heath</u>	<u>Cradley Heath and Old Hill</u>	<u>Rowley Regis</u>	<u>81</u>	<u>2.41 Brownfield</u>	<u>1.81</u>	<u>45</u>	<u>2035-2038</u>	<u>N/A</u>		
		<u>SH 14</u>	<u>Langley Maltings.</u>	<u>Oldbury</u>	<u>Oldbury</u>	<u>71</u>	<u>2.72</u>	<u>2.04</u>	<u>35</u>	<u>2040-2041</u>	<u>Density reflects that this the site contains</u>		

Ref	Page / paragraph / policy reference	Proposed change										Reason	Does the modification result in a change requiring further assessment?
			<u>Western Road, Langley</u>				<u>Brownfield</u>				<u>a Grade II listed building. Development proposals should have full regard to adjacent heritage assets in scheme layout, design and appearance</u>		
		<u>SH 15</u>	<u>Macarthur Road Industrial Estate, Cradley Heath</u>	<u>Cradley Heath and Old Hill</u>	<u>Rowley Regis</u>	<u>13</u>	<u>0.3 Brownfield</u>	<u>0.3</u>	<u>43</u>	<u>2035-2036</u>	<u>N/A</u>		
		<u>SH 16</u>	<u>Cradley Heath Factory Centre, Woods Lane, Cradley</u>	<u>Cradley Heath and Old Hill</u>	<u>Rowley Regis</u>	<u>170</u>	<u>4.85 Brownfield</u>	<u>3.64</u>	<u>45</u>	<u>2030-2035</u>	<u>Part of site has application - DC/21/66444: Proposed demolition of existing industrial buildings and development of 34 No. dwellings. Part of the site with planning permission is developed.</u>		
		<u>SH 17</u>	<u>Land adjacent Droicon Estate, Portway Road, Rowley Regis</u>	<u>Rowley</u>	<u>Rowley Regis</u>	<u>28</u>	<u>0.7 Brownfield</u>	<u>0.7</u>	<u>40</u>	<u>2030-2031</u>	<u>N/A</u>		
		<u>SH 19</u>	<u>Land at Horseley Heath, Alexandra Road and Lower Church Lane, Tipton</u>	<u>Great Bridge</u>	<u>Tipton</u>	<u>77</u>	<u>2.26 Brownfield</u>	<u>1.7</u>	<u>40</u>	<u>2040-2041</u>	<u>SLINC SA028 – Alexandra Road to the north of the site. SLINC SA103:1 Dixons Branch Canal to the south of the site</u>		

Ref	Page / paragraph / policy reference	Proposed change										Reason	Does the modification result in a change requiring further assessment?
											<u>Development proposals where adjacent to the canal should have full regard to the nature conservation needs of the SLINC</u>		
		<u>SH 20</u>	<u>Elbow Street, Old Hill</u>	<u>Cradley Heath and Old Hill</u>	<u>Rowley Regis</u>	<u>33</u>	<u>0.77 Brownfield</u>	<u>0.77</u>	<u>43</u>	<u>2032-2033</u>	<u>N/A</u>		
		<u>SH 21</u>	<u>Dudley Road East</u>	<u>Oldbury</u>	<u>Oldbury</u>	<u>90</u>	<u>2.65 Brownfield</u>	<u>2.00</u>	<u>45</u>	<u>2035-2038</u>	<u>Adjacent to a SINC SA038 – Gower Branch Canal. Within Tipton and Dudley Port Regeneration Area. Development proposals where adjacent to the canal should have full regard to the nature conservation needs of the adjacent SINC.</u>		
		<u>SH 22</u>	<u>Tatbank Road, Oldbury</u>	<u>St Pauls</u>	<u>Smethwick</u>	<u>52</u>	<u>1.15 Brownfield</u>	<u>1.15</u>	<u>45</u>	<u>2040-2041</u>	<u>N/A</u>		
		<u>SH 23</u>	<u>28-64 High Street, West Bromwich</u>	<u>West Bromwich Central</u>	<u>West Bromwich</u>	<u>53</u>	<u>0.60 Brownfield</u>	<u>0.60</u>	<u>88</u>	<u>2031-2033</u>	<u>N/A</u>		
		<u>SH 24</u>	<u>Cokeland Place/ Grainers Lane, Cradley Heath</u>	<u>Cradley Heath and Old Hill</u>	<u>Rowley Regis</u>	<u>16</u>	<u>0.36 Brownfield</u>	<u>0.36</u>	<u>44</u>	<u>2035-2036</u>	<u>N/A</u>		

Ref	Page / paragraph / policy reference	Proposed change										Reason	Does the modification result in a change requiring further assessment?
		<u>SH 25</u>	<u>Bradleys Lane/ High Street, Tipton</u>	<u>Prince's End</u>	<u>Tipton</u>	<u>189</u>	<u>5.60 Brownfield</u>	<u>4.20</u>	<u>45</u>	<u>2038-2041</u>	<u>An appropriate remediation strategy to be agreed and implemented with relevant stakeholders to address contamination issues (Policy SCO3) Adjacent to Brierley Lane Open Space, which is also a SLINC SA011- Dudley to Priestfield Disused Railway. Appropriate mitigation will be required.</u>		
		<u>SH 26</u>	<u>Lower City Road, Oldbury</u>	<u>Oldbury</u>	<u>Oldbury</u>	<u>73</u>	<u>1.83 Brownfield</u>	<u>1.83</u>	<u>40</u>	<u>2035-2038</u>	<u>An appropriate remediation strategy to be agreed and implemented with relevant stakeholders to address contamination issues (Policy SCO3) Development proposals should have full regard for the canal side location. Within Tipton and Dudley Port Regeneration Area.</u>		
		<u>SH 27</u>	<u>Site surrounding former Post office and Telephone</u>	<u>Great Bridge</u>	<u>Tipton</u>	<u>52</u>	<u>1.16 Brownfield</u>	<u>1.16</u>	<u>45</u>	<u>2034-2036</u>	<u>N/A</u>		

Ref	Page / paragraph / policy reference	Proposed change									Reason	Does the modification result in a change requiring further assessment?
			<u>Exchange, Horseley Heath</u>									
	<u>SH 28</u>	<u>Friar Street, Wednesbury</u>	<u>Friar Park</u>	<u>Wednesbury</u>	<u>45</u>	<u>1.01 Brownfield</u>	<u>1.01</u>	<u>45</u>	<u>2040-2041</u>	<u>Adjacent to SLINC SA002 Woden Road South. Development proposals should have full regard to the nature conservation needs of the adjacent SINC.</u>		
	<u>SH 29</u>	<u>Used car sales site, corner of Lower Church Lane and Horseley Heath, Tipton</u>	<u>Tipton Green</u>	<u>Tipton</u>	<u>23</u>	<u>0.56 Brownfield</u>	<u>0.56</u>	<u>41</u>	<u>2040-2041</u>	<u>N/A</u>		
	<u>SH 30</u>	<u>Land to east of Black Lake, West Bromwich</u>	<u>Hateley Heath</u>	<u>West Bromwich</u>	<u>83</u>	<u>2.45 Brownfield</u>	<u>1.83</u>	<u>45</u>	<u>2040-2041</u>	<u>Site adjacent to SINC SA034 Ridgeacre Branch Canal. Development proposals where adjacent to the canal should have full regard to the nature conservation needs of the adjacent SINC.</u>		
	<u>SH 31</u>	<u>Summerton Road, Oldbury</u>	<u>Oldbury</u>	<u>Oldbury</u>	<u>36</u>	<u>0.89 Brownfield</u>	<u>0.89</u>	<u>40</u>	<u>2035-2037</u>	<u>Development proposals should have full regard for the canal side location.</u>		
	<u>SH 32</u>	<u>Bank Street (West), Hateley Heath</u>	<u>Hateley Heath</u>	<u>West Bromwich</u>	<u>43</u>	<u>0.85 Brownfield</u>	<u>0.85</u>	<u>51</u>	<u>2030-2032</u>	<u>N/A</u>		

Ref	Page / paragraph / policy reference	Proposed change										Reason	Does the modification result in a change requiring further assessment?
		<u>SH 33</u>	<u>Wellington Road, Tipton</u>	<u>Tipton Green</u>	<u>Tipton</u>	<u>40</u>	<u>0.91 Brownfield</u>	<u>0.91</u>	<u>44</u>	<u>2040-2041</u>	<u>Within Tipton and Dudley Port Regeneration Area</u>		
		<u>SH 34</u>	<u>Brandhall Golf Course</u>	<u>Old Warley</u>	<u>Oldbury</u>	<u>190</u>	<u>5.18 Greenfield</u>	<u>3.88</u>	<u>48</u>	<u>2026-2031</u>	<u>Application - DC/23/68540: Proposed demolition of existing buildings and erection of 1 No. primary school, 190 No. dwellings, public open space, landscaping and associated works (outline application with all matters reserved) Golf course loss mitigation as per SHW5</u>		
		<u>SH 38</u>	<u>Brades Road, Oldbury</u>	<u>Oldbury</u>	<u>Oldbury</u>	<u>51</u>	<u>1.16 Brownfield</u>	<u>1.16</u>	<u>45</u>	<u>2030-31</u>	<u>Gas pipeline possibly running along line of canal could constrain the site and reduce development capacity. Appropriate mitigation should be considered.</u>		
		<u>SH 40</u>	<u>Langley Swimming Centre, Vicarage Road, Oldbury</u>	<u>Langley</u>	<u>Oldbury</u>	<u>20</u>	<u>0.49 Brownfield</u>	<u>0.49</u>	<u>41</u>	<u>2026-2027</u>	<u>N/A</u>		
		<u>SH 42</u>	<u>Forge Tavern, Franchise</u>	<u>Wednesbury North</u>	<u>Wednesbury</u>	<u>10</u>	<u>0.14</u>	<u>0.14</u>	<u>71</u>	<u>2031-2032</u>	<u>N/A</u>		

Ref	Page / paragraph / policy reference	Proposed change										Reason	Does the modification result in a change requiring further assessment?
			<u>Street, Wednesbury</u>				<u>Brownfield</u>						
	<u>SH 43</u>	<u>Land off Tanhouse Avenue, Great Barr</u>	<u>Newton</u>	<u>West Bromwich</u>	<u>46</u>	<u>1.66 Greenfield</u>	<u>1.15</u>	<u>40</u>	<u>2040-2041</u>	<u>SLINC SA045:20 Tanhouse Avenue will need to be mitigated. Adjacent to SINC SA045 Forge Mill.</u> <u>Any proposal will need to allow for access to the adjacent playing field.</u> <u>Playing field loss mitigation may be required as per SHW5</u>			
	<u>SH 44</u>	<u>Wyndmill Crescent, West Bromwich</u>	<u>Charlemont</u>	<u>West Bromwich</u>	<u>11</u>	<u>0.19 Brownfield</u>	<u>0.19</u>	<u>58</u>	<u>2033-2034</u>	<u>N/A</u>			
	<u>SH 45</u>	<u>Site of 30-144 Mounts Road, Wednesbury</u>	<u>Wednesbury South</u>	<u>Wednesbury</u>	<u>45</u>	<u>1.07 Brownfield</u>	<u>1.07</u>	<u>42</u>	<u>2025-2026</u>	<u>DC/22/67797 - Proposed residential development comprising of 45 dwellings, landscaping and car parking. Site under construction</u>			
	<u>SH 47</u>	<u>Site of former Stone Cross Neighbourhood Office</u>	<u>Charlemont with Grove Vale</u>	<u>West Bromwich</u>	<u>14</u>	<u>0.32 Brownfield</u>	<u>0.32</u>	<u>47</u>	<u>2029-2030</u>	<u>Application DC/18/61923 – Proposed erection of dwellings. New planning application submitted DC/23/6896</u>			

Ref	Page / paragraph / policy reference	Proposed change										Reason	Does the modification result in a change requiring further assessment?
		<u>SH 49</u>	<u>Johns Street, Carters Green</u>	<u>West Bromwich Central</u>	<u>West Bromwich</u>	<u>33</u>	<u>0.82 Brownfield</u>	<u>0.82</u>	<u>40</u>	<u>2032-2033</u>	<u>Within Carters Green Regeneration Area</u>		
		<u>SH 50</u>	<u>Tentec, Guns Lane</u>	<u>West Bromwich Central</u>	<u>West Bromwich</u>	<u>129</u>	<u>0.6 Brownfield</u>	<u>0.6</u>	<u>210</u>	<u>2030-2033</u>	<u>Application DC/22/67454 – Proposed new build development of 129 apartments with amenities, 69 onsite parking spaces and associated landscaping – pending decision. Within Carters Green Regeneration Area</u>		
		<u>SH 51</u>	<u>Providence Place / Bratt Street, West Bromwich</u>	<u>West Bromwich Central</u>	<u>West Bromwich</u>	<u>40</u>	<u>0.74 Brownfield</u>	<u>0.74</u>	<u>100</u>	<u>2037-2038</u>	<u>Part of West Bromwich Masterplan Within West Bromwich Regeneration Area Applicants will need to assess impact on heritage including the Grade II Listed Highfields buildings and demonstrate acceptability of the proposal.</u>		
		<u>SH 52</u>	<u>Overend Street, West Bromwich</u>	<u>West Bromwich Central</u>	<u>West Bromwich</u>	<u>70</u>	<u>0.71 Brownfield</u>	<u>0.71</u>	<u>99</u>	<u>2039-2041</u>	<u>Remaining element of Eastern Gateway. Within West Bromwich Regeneration Area.</u>		
		<u>SH 59</u>	<u>Beever Road</u>	<u>Great Bridge</u>	<u>Tipton</u>	<u>18</u>	<u>0.83 Brownfield</u>	<u>0.83</u>	<u>22</u>	<u>2025-2026</u>	<u>Application - DC/21/65582; Proposed 10 No.</u>		

Ref	Page / paragraph / policy reference	Proposed change										Reason	Does the modification result in a change requiring further assessment?
											<u>bungalows and 8 No. flats. Site under construction in 2024</u>		
		<u>SH 61</u>	<u>Thandi Coach Station, Alma Street, West Bromwich</u>	<u>Soho and Victoria</u>	<u>Smethwick</u>	<u>58</u>	<u>0.71 Brownfield</u>	<u>0.71</u>	<u>82</u>	<u>2029-2030</u>	<u>Application - DC/17/60747: Proposed residential development of 54 No apartments and 4 No. houses – made a start on site. Within Smethwick Regeneration Area</u>		
		<u>SH 62</u>	<u>Star and Garter, 252 Duchess Parade, West Bromwich</u>	<u>West Bromwich Central</u>	<u>West Bromwich</u>	<u>60</u>	<u>0.05 Brownfield</u>	<u>0.05</u>	<u>200</u>	<u>2031-2032</u>	<u>Application - DC/21/65798: Proposed nine storey mixed use development comprising of 1 No. retail unit at ground floor and 60 No. apartments above. Within West Bromwich Regeneration Area.</u>		
		<u>SH 63</u>	<u>192 – 200 Dudley Road, Oldbury, B69 3DS</u>	<u>Oldbury</u>	<u>Oldbury</u>	<u>24</u>	<u>0.58 Brownfield</u>	<u>0.58</u>	<u>41</u>	<u>2031-2032</u>	<u>N/A</u>		
		<u>SH 64</u>	<u>Windmill House, Windmill Lane, Smethwick</u>	<u>Soho and Victoria</u>	<u>Smethwick</u>	<u>10</u>	<u>0.21 Brownfield</u>	<u>0.21</u>	<u>47</u>	<u>2030-2031</u>	<u>N/A</u>		
		<u>SH 65</u>	<u>Smethwick Police Station, Piddock Road,</u>	<u>Soho and Victoria</u>	<u>Smethwick</u>	<u>10</u>	<u>0.22 Brownfield</u>	<u>0.22</u>	<u>45</u>	<u>2030-2031</u>	<u>The site is entirely within the Smethwick High Street and Crocketts Lane Conservation</u>		

Ref	Page / paragraph / policy reference	Proposed change										Reason	Does the modification result in a change requiring further assessment?
			<u>Smethwick B66 3BL</u>								<u>Area and is home to Locally Listed buildings that stand within the setting of heritage assets including a statutory Listed Building. Proposals will be required to demonstrate acceptability in terms of material planning considerations including impacts on heritage.</u>		
	<u>SH 66</u>	<u>Wednesbury Police Station, Albert Street, Wednesbury</u>	<u>Wednesbury South</u>	<u>Wednesbury</u>	<u>15</u>	<u>0.33 Brownfield</u>	<u>0.33</u>	<u>45</u>	<u>2030-2031</u>	<u>Proposals will need to take account of impact upon the setting of the nearby listed Richards Art Gallery and adjacent locally listed buildings. Heritage is a component of the Council's strategic vision for Wednesbury as set out in the Wednesbury Town Centre Masterplan.</u>			
	<u>SH 67</u>	<u>Land at Tuppity Green (golf course) Rowley Regis</u>	<u>Rowley</u>	<u>Rowley Regis</u>	<u>250</u>	<u>10.30 Greenfield and brownfield</u>	<u>6.25</u>	<u>40</u>	<u>2028-2031</u>	<u>Part of the site is within Alsopp's Hill which is designated as a SLINC. Appropriate mitigation will be required. Part of the site is a historic landfill site. As such, appropriate</u>			

Ref	Page / paragraph / policy reference	Proposed change										Reason	Does the modification result in a change requiring further assessment?
											<u>remediation is required to address the potential environmental risk to groundwater, surface waters and human health.</u> <u>Golf course loss mitigation as per SHW5</u>		
		MM100 – non-strategic mixed-use allocations											
		<u>Site Ref</u>	<u>Site Name and Address</u>	<u>Ward</u>	<u>Town</u>	<u>Appropriate Uses and Capacities</u>	<u>Gross Site Area (Ha)</u> <u>Land Type (Brownfield or Greenfield)</u>	<u>Anticipated delivery Timescale (Completion Year)</u>	<u>Further Information</u>				
		<u>SM1</u>	<u>Chances Glass Works, land west of Spon Lane, north of Palace Drive</u>	<u>St Pauls</u>	<u>West Bromwich</u>	<u>Housing – 276 units</u> <u>Workspace – 7,208m²</u> <u>Heritage centre – 779m²</u> <u>Open space – 1ha</u> <u>New highways access onto Spon Lane</u>	<u>0.64</u> <u>Brownfield</u>	<u>2040-2041</u>	<u>Heritage-led regeneration appropriate programme given the identified heritage assets within the sites (Grade II Listed Building, Scheduled Ancient Monument, Galton Valley Conservation Area).</u> <u>The site is a key industrial heritage site. Consequently, proposals for regeneration should have particular regard to the heritage assets in all respects.</u>				

Ref	Page / paragraph / policy reference	Proposed change								Reason	Does the modification result in a change requiring further assessment?	
		<u>SM3</u>	<u>Evans Halshaw car showroom, Carters Green</u>	<u>West Bromwich Central</u>	<u>West Bromwich</u>	<u>Housing – 140 units</u> <u>Ancillary commercial – 7 units (approx. 2,000m² total)</u>	<u>0.89 Brownfield</u>	<u>2030-2033</u>	<u>Within West Bromwich Regeneration Area</u> <u>Given its prominent location, there is potential for impact on the street scene. This, together with impacts on nearby heritage assets, will be material in determination of any application.</u>			
		<u>SM4</u>	<u>Army Reserve, Carters Green</u>	<u>West Bromwich Central</u>	<u>West Bromwich</u>	<u>Housing – 63 units</u> <u>Ancillary commercial – 4 units (approx. 1,000m² total)</u>	<u>1.17 Brownfield</u>	<u>2035-2037</u>	<u>Within West Bromwich Regeneration Area</u> <u>Given its prominent location, there is potential for impact on the street scene. This, together with impacts on nearby heritage assets, will be material in determination of any application.</u>			
		MM100 – non-strategic employment allocations on vacant land										
		<u>Site Ref</u>	<u>Site Name and Address</u>	<u>Ward</u>	<u>Town</u>	<u>Gross Site Area (Ha)</u>	<u>Further Information</u>					
		<u>SEC1-1</u>	<u>Whitehall Road, Tipton</u>	<u>Great Bridge</u>	<u>Tipton</u>	<u>5.3</u>	<u>N/A</u>					
		<u>SEC1-2</u>	<u>British Gas, Land off Dudley Road, Oldbury</u>	<u>Oldbury</u>	<u>Oldbury</u>	<u>1.05</u>	<u>N/A</u>					

Ref	Page / paragraph / policy reference	Proposed change						Reason	Does the modification result in a change requiring further assessment?
		<u>SEC1-3</u>	<u>Junction Two, Oldbury</u>	<u>Oldbury</u>	<u>Oldbury</u>	<u>1.12</u>	<u>N/A</u>		
		<u>SEC1-5</u>	<u>Site off Bilport Lane, Wednesbury</u>	<u>Wednesbury South</u>	<u>Wednesbury</u>	<u>5.29</u>	<u>The development will be developed with the following site-specific criteria:</u> <u>VT ROUTE TWR (001A - 016): 400Kv - A strategy for responding to the NGET overhead transmission lines present within the site that demonstrates how the NGET Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design</u>		
		<u>SEC1-6</u>	<u>Brandon Way / Albion Road</u>	<u>Greets Green and Lyng</u>	<u>West Bromwich</u>	<u>1.54</u>	<u>N/A</u>		
		<u>SEC1-7</u>	<u>Legacy 43, Ryder Street, West Bromwich</u>	<u>Great Bridge</u>	<u>West Bromwich</u>	<u>0.88</u>	<u>N/A</u>		
		<u>SEC1-8</u>	<u>Roway Lane, Oldbury</u>	<u>Oldbury</u>	<u>Oldbury</u>	<u>3.65</u>	<u>The development will be developed with the following site-specific criteria:</u> <u>VT ROUTE TWR (019 - 036): 400Kv Overhead Transmission Line route: KITWELL - OCKER HILL - A strategy for responding to the NGET overhead transmission lines present within the site that demonstrates how the NGET Design Guide and Principles have been applied at the master planning stage and how the impact of the assets has been reduced through good design.</u>		

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?																																				
		<table><tr><th colspan="9">MM100– Gypsy and Traveller site allocations</th></tr><tr><th>Site Ref</th><th>Site Name and Address</th><th>Ward</th><th>Town</th><th>Gross Site Area (Ha)</th><th>Indicative Net Developable Area (Ha)</th><th>Indicative Capacity</th><th>Anticipated delivery Timescale (Completion Year)</th><th>Further Information</th></tr><tr><td>SG1</td><td>Brierley Lane</td><td>Princess End</td><td>Tipton</td><td>0.73</td><td>0.73</td><td>10 pitches</td><td>2030-2031</td><td>Extension to caravan site – funding required</td></tr><tr><td>SG2</td><td>Brierley Lane</td><td>Princess End</td><td>Tipton</td><td>0.75</td><td>0.73</td><td>16 pitches</td><td>N/A</td><td>Allocation to safeguard existing use as gypsy and traveller site</td></tr></table>	MM100– Gypsy and Traveller site allocations									Site Ref	Site Name and Address	Ward	Town	Gross Site Area (Ha)	Indicative Net Developable Area (Ha)	Indicative Capacity	Anticipated delivery Timescale (Completion Year)	Further Information	SG1	Brierley Lane	Princess End	Tipton	0.73	0.73	10 pitches	2030-2031	Extension to caravan site – funding required	SG2	Brierley Lane	Princess End	Tipton	0.75	0.73	16 pitches	N/A	Allocation to safeguard existing use as gypsy and traveller site		
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MM101	Chapter 16	Renumber chapter to account for insertion of new chapters before it. Make consequential changes accordingly: 16-18. <i>Delivery, Monitoring, and Implementation</i>	Update	No – the proposed modification relates to editorial changes to chapter numbering, and does not result in any changes to the SA.																																				
	Paragraph 16.2	Amend and reorder text: <i>16.2 Monitoring indicators for each chapter of the Plan are set out below. Performance against the indicators will <u>provide the Council and interested stakeholders with important data about development and land-use change within Sandwell. It will</u> show whether the policies are performing effectively and if the Council should commence an early review of the Plan.</i> <i>16.3 Performance against the indicators will also provide the Council and interested stakeholders with important data about development and land-use change within Sandwell.</i> <u>16.3 Notwithstanding this, the Council is required under the transitional arrangements set out in paragraph 236 of the 2024 version of the NPPF to begin work on a new local plan under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023, as soon as the relevant provisions are brought into force. The preparation of the new plan will run concurrently with the preparation of a Spatial Development Strategy, which is expected to include the authorities that are constituent members of the West Midlands Combined Authority, including Sandwell.</u>	Clarification of timetable for review and forthcoming SDS	No – the proposed modification provides clarification regarding delivery, monitoring and implementation of the Plan and future iterations, in the context of national planning policy. This modification does not trigger a change to the SA.																																				

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
MM102	Figures 6, 8, 12 and 13	In the key for Bearwood, Cape Hill, Wednesbury and West Bromwich Town Centre Maps Delete Retail Core and replace with <u>Primary Shopping Area</u>	Update and consistency	No – the proposed modification updates a figure label in the Plan to provide clarity. This modification does not trigger a change to the SA.
MM103	Figure 14	Figure 14 Existing Transport Network <u>Add canal network to map</u>	Canal network added	No – the proposed modification updates a figure in the Plan to provide up-to-date visual context. This modification does not trigger a change to the SA.
MM104	Figure 15	Figure 15 Transport Improvement Plan <u>Update Key Route Network</u>	Update and consistency	No – the proposed modification updates a figure in the Plan to provide up-to-date visual context. This modification does not trigger a change to the SA.
MM105	Figure 16	Figure 16 Core Bus Plan <u>Update Core Bus Network</u>	Update and consistency	No – the proposed modification updates a figure in the Plan to provide up-to-date visual context. This modification does not

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				trigger a change to the SA.

B.3 Additional Modifications

B.1.1.5 A number of Additional Modifications have been proposed by SMBC. These Additional Modifications relate to inconsequential changes such as formatting, grammar and accessibility corrections, as well as contextual information and updated baseline information reflecting changes that have occurred since the Submission version of the SLP was prepared, and to take account of other proposed Main Modifications and resultant editorial changes. These changes will not affect any of the SA information.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	General	<p>Make amendments / corrections and any related consequential changes throughout the Sandwell Local Plan (SLP) as related to the identification of main and additional modifications.</p> <p>This may include similar minor changes and updates to the text of the Sustainability Appraisal, HRA and technical / supporting documents and information.</p> <p><i>De minimis</i> changes that do not affect the interpretation or potential use of the policy may include:</p> <ul style="list-style-type: none"> • <u>minor</u> factual or numeric updates or clarifications • the correction of typographical or grammatical errors • consequential renumbering of paragraphs, table and figure reference numbers • amendments to the text where it references the process of producing / consulting on the SLP • changes to text that refers to the plan's draft status or its production in the future tense <p>and will be made where they arise. These <i>de minimis</i> corrections will not be recorded in the two schedules of modifications but will appear in the illustrative track change version of the SLP and its appendices</p>	Corrections, updates and <i>de minimis</i> changes	No – the proposed modification relates to minor wording changes throughout the SLP, and does not trigger a change to the SA conclusions.
AM1	various	Update housing, employment and other relevant figures throughout the SLP where these non-policy related changes relate to <i>de minimis</i> and consequential revisions / corrections etc.	Update and corrections	No – the proposed modification relates to <i>de minimis</i> factual and wording corrections only. This modification does not trigger a change to the SA conclusions.
AM2	Paragraph 2	Amend details of plan structure:	Consequential update	No – the proposed modification is an

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<ul style="list-style-type: none"> Chapters 4 - 15 set out the detailed policies, organised by themes and reflecting the role of the Vision in delivering sustainable growth for Sandwell. Chapter 16 identifies strategic site allocations for housing, mixed use and employment in the borough. Chapter 17 identifies non-strategic allocations for housing, employment, mixed use and gypsy and traveller sites. Chapter 18 sets out monitoring targets. 	following main modifications	editorial update to chapter titles / numbering and does not trigger a change to the SA conclusions.
AM3	Paragraph 3	Consequential amendment following creation of Chapters 16 and 17: <i>3. In addition to this, the Plan contains appendices that address in more detail certain aspects of the policies and contain further information on them, and a glossary of terms used in the plan allocated sites for both housing and employment uses. Alongside ...</i>	Update and clarification	No – the proposed modification relates to minor wording changes and does not trigger a change to the SA conclusions.
AM4	Paragraph 29	Amend text: <i>There have also been several changes to national policy, including a revised revisions to the National Planning Policy Framework in December 2023 and associated guidance ...</i>	Amendment to reflect changes in guidance	No – the proposed modification relates to minor wording changes and does not trigger a change to the SA conclusions.
AM5	Paragraph 37	Correction: <i>Several ironworks were established here, including the Soho Manufactory Foundry (1764-1795-8) at Smethwick, which was associated with the engineers James Watt and Matthew Boulton.</i>	Factual correction	No – the proposed modification relates to minor wording changes and does not trigger a change to the SA conclusions.
AM6	Paragraphs 47 - 48	Amend figures: 47. Crime in Sandwell - In the twelve months to the end of 2024 Q2 2023 Q3 , Sandwell recorded 102.17 109.04 crimes per 1000 people. This represented a decrease from 110.63 115.13 crimes per 1000 people during the previous equivalent Q2 Q3 period. The number of recorded offences (excluding fraud) in Sandwell for the past 12 months was 35,511 37,524 crimes.	Factual update – in line with changes to PCC minor modifications	No – the proposed modification updates crime statistics in the introductory text. This modification does not

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?																												
		<p>48. Sandwell therefore currently ranks at 21.48 out of 36 in all English metropolitan boroughs for crime. Trafford Wirral had the lowest number of offences – 71.79 85.85 crimes per 1000 people in this quarter - with Manchester having the largest number at 158.71 174.69 crimes per 1000 people offences^[1].</p> <p>^[1] Information taken from LG Inform</p>	to update figures to 2024	trigger a change to the SA conclusions.																												
AM7	Paragraphs 49 - 50	<p>Amend figures and dates:</p> <p>49. West Midlands Police (WMP) have also identified an indicative level of crime in Sandwell, taken from the ONS and their own crime figures (offences / incidents / calls) for 2022-2023:</p> <table><tr><th></th><th>Households</th><th>Calls for Service</th><th>Offences</th><th>Calls for service per household</th><th>Offences per household</th></tr><tr><td rowspan="2">West Midlands</td><td>1,163,039</td><td>635,972</td><td>364,950</td><td>0.55</td><td>0.31</td></tr><tr><td><u>1,170,711</u></td><td><u>770,335</u></td><td><u>340,094</u></td><td><u>0.66</u></td><td><u>0.29</u></td></tr><tr><td rowspan="2">Sandwell</td><td>129,512</td><td>70,832</td><td>38,503</td><td>0.55</td><td>0.30</td></tr><tr><td><u>130,399</u></td><td><u>87,775</u></td><td><u>37,469</u></td><td><u>0.67</u></td><td><u>0.29</u></td></tr></table> <p>50. According to WMP, the proposed numbers of new homes (<u>based on the figure of 10,434, set out in the Regulation 19 Consultation version of the plan</u> 11,467 supply against a need of 29,50014) would represent an 8-5% increase in the number of households within Sandwell. If the same percentage increase is applied to the actual incident and crime statistics for the area, the predicted proportional additional and total incidents / crimes likely to occur within a calendar year is likely to be in the order of <u>7,000</u> 6,016 additional calls for service and <u>3,000</u> 3,270 additional offences.</p>		Households	Calls for Service	Offences	Calls for service per household	Offences per household	West Midlands	1,163,039	635,972	364,950	0.55	0.31	<u>1,170,711</u>	<u>770,335</u>	<u>340,094</u>	<u>0.66</u>	<u>0.29</u>	Sandwell	129,512	70,832	38,503	0.55	0.30	<u>130,399</u>	<u>87,775</u>	<u>37,469</u>	<u>0.67</u>	<u>0.29</u>	Factual update – based on the extant figure of 10,434 houses proposed in the Submission Version.	No – the proposed modification updates crime statistics in the introductory text. This modification does not trigger a change to the SA conclusions.
	Households	Calls for Service	Offences	Calls for service per household	Offences per household																											
West Midlands	1,163,039	635,972	364,950	0.55	0.31																											
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	<u>130,399</u>	<u>87,775</u>	<u>37,469</u>	<u>0.67</u>	<u>0.29</u>																											
AM8	Paragraph 89f	<p>Reference emergency services and utility companies:</p> <p>... New housing and economic development will put pressure on existing services (<u>including emergency services</u>), and utilities <u>and utility companies</u> but may also create opportunities to deliver infrastructure-based solutions.</p>	EiP discussion	No – the proposed modification relates to minor wording changes and does not trigger a change to the SA conclusions.																												

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
AM9	Paragraph 90 Challenges and Issues (c)	Update figures: <i>Based on past completions, a figure of 244 229.5 ha is considered deliverable in Sandwell over the plan period; a higher target would be unachievable / unrealistic, as the market would struggle to deliver it. The supply of new land available and suitable for employment use in Sandwell is currently 42 44.5 ha (including past completions since 2020).</i>	Update of the EDNA	No – the proposed modification updates employment land supply figures to reflect the latest completions. This modification does not trigger a change to the SA conclusions.
AM10	Vision for Sandwell	Amend text: <i>... They benefit from high quality green spaces; additional landscaping schemes and increased tree cover during their everyday activities and leisure time. ...</i>	Minor wording change to emphasise importance of natural open spaces	No – the proposed modification relates to minor wording changes and does not trigger a change to the SA conclusions.
AM11	Table 5 – Priorities, Strategic Objectives and Policies	Amend list of policies: Change reference to Policy SDM10 to Policy SDM9, following amalgamation of Policies SDM6 and SDM7 and consequent renumbering of following policies.	Consequential change following policy number update	No – the proposed modification is an editorial update to policy numbering and does not trigger a change to the SA conclusions.
AM12	Strategic Objective 4 Table 3	Amend text: <i>To protect, sustain and enhance the quality of the historic built environment and the significance of heritage assets, ensuring the retention of distinctive and attractive places ...</i>	Minor clarification - all aspects of the historic environment will be taken into consideration	No – the proposed modification relates to a minor wording change to the objectives of the SLP, and does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
AM13	Strategic Objective 5 Table 3	Amend text: <i>... areas of industrial heritage value, sites of geological and archaeological interest and locally listed buildings, structures and heritage historic assets.</i>	Correct nomenclature	No – the proposed modification relates to a minor wording change to the objectives of the SLP, and does not trigger a change to the SA conclusions.
AM14	Paragraph 2.14	Amend figures: <ul style="list-style-type: none"><i>Sandwell is subject to a demand for 244 229.5 ha of employment land.</i><i>The current supply of land available and suitable for employment use is 42 44.5 ha (after completions between 2020 – 2022 are considered). This includes windfall supply, generated through intensification / recycling, and also includes a vacant land supply of 28ha (sites identified under Policy SEC1).</i><i>Based on the amount of land required to grow the economy, there is a shortfall of around 469 185 ha.</i>	Update of the EDNA	No – the proposed modification updates employment land need / supply figures to reflect the latest evidence. This modification does not trigger a change to the SA conclusions.
AM15	Paragraph 3.12 (3.15)	Additional text: <i>... The Council recognises that it is not possible to provide for all the identified housing and employment land needs within its administrative boundaries, given the circumstances around land deliverability, extant land-use constraints and the need to protect its unique natural and built heritage. <u>It will continue to regularly monitor the land supply position and keep under review any opportunities for additional supply with the borough over the plan period. Mechanisms for such monitoring and review include:</u></i> <ul style="list-style-type: none"><i><u>an annual Strategic Housing Land Availability Assessment (wherein density and other capacity assumptions can be reconsidered and a Call for Sites undertaken);</u></i><i><u>the Brownfield Register;</u></i><i><u>the forthcoming Sandwell Design Code, Masterplans or any equivalent for specific areas or sites;</u></i><i><u>the Housing Delivery Test Action Plan (where applicable); and</u></i><i><u>the Authority Monitoring Report.</u></i>	Clarification of approach to monitoring	No – the proposed modification introduces additional policy justification text for clarification. This modification does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?						
AM16	Paragraph 3.14	Amend text: <i>For employment land, the EDNA establishes a need for 485 229.5 ha of vacant land for new employment development, an anticipated level of allocations of 1,221ha of existing employment land (of which 28ha is currently vacant) and a shortfall of 169 185 ha (accounting for additional completions identified between 2020 and 2022).</i>	Update of the EDNA	No – the proposed modification updates employment land need / supply figures to reflect the latest evidence. This modification does not trigger a change to the SA conclusions.						
AM17	Paragraph 3.17	Amend text: <i>... If a shortfall remains over and above existing and anticipated contributions (which is likely), Sandwell will undertake further work as appropriate to identify how the shortfall might be addressed. This work includes those mechanisms set out at paragraph 3.15 to monitor and review land supply within Sandwell borough.</i>	Consequential change related to paragraph 3.12 change	No – the proposed modification introduces additional policy justification text for clarification. This modification does not trigger a change to the SA conclusions.						
AM18	Paragraph 3.53	Amend text: <i>3.53 The area has also been identified as a location for waste operators, which could detract from its amenity; the challenge will be to improve the negative environmental impacts that generally accompany these operations.</i>	Clarification	No – the proposed modification relates to minor wording changes to policy introduction text and does not trigger a change to the SA conclusions.						
AM19	Table 4 Regeneration projects	Amend proposed delivery dates: <table><tr><th>Regeneration Area</th><th>Project</th><th>Proposed delivered date</th></tr><tr><td></td><td></td><td></td></tr></table>	Regeneration Area	Project	Proposed delivered date				Factual update	No – the proposed modification updates the table listing proposed regeneration projects to reflect the latest expected delivery
Regeneration Area	Project	Proposed delivered date								

Ref	Page / paragraph / policy reference	Proposed change			Reason	Does the modification result in a change requiring further assessment?
		West Bromwich	Urban Greening Retail Diversification programme West Bromwich mixed-use community	2024 2025 <u>2026</u> 2034 <u>2041</u>		dates. This modification does not trigger a change to the SA conclusions.
		Carter's Green	Carter's Green residential community	2034 <u>2037</u>		
		Dudley Port and Tipton	Dudley Port Integrated Transport Hub Dudley Port Garden City Tipton Town Centre Regeneration (Owen Street District Centre)	2025 <u>2026</u> 2040 <u>2041</u> 2026 <u>2027</u>		
		Smethwick	Construction of Midland Metropolitan University Hospital and associated University Learning Campus Transport improvements as part of the Smethwick to Birmingham Inclusive Grown Corridor Rolfe Street Canalside Regeneration Grove Lane Regeneration Long-Term Plan for Smethwick	2025 <u>2026</u> 2027 2029 2029 2034		
		Wednesbury	Wednesbury High Street Heritage Action Zone Wednesbury to Brierley Hill Metro Extension	2025 2024 <u>2026</u>		

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<div></div> <div>Wednesbury Town Centre Improvements (Levelling Up Partnership)</div> <div>2025</div>		
AM20	SDS8 paragraph 3.104	<p>Capitalize Local Nature Recovery Strategy:</p> <p>... biodiversity net gain, the Local Nature Recovery Strategy, the retention of trees and hedgerows, ...</p>	Correction	No – the proposed modification relates to a minor typographical change and does not trigger a change to the SA conclusions.
AM21	Appendix A [see also MM12, MM14]	<p>Amend text to reflect updated position:</p> <p>Black Country Local Nature Recovery Opportunity Map West Midlands Local Nature Recovery Strategy</p> <p>....</p> <p><i>The Environment Act 2021 made Local Nature Recovery Strategies mandatory in England. Together the strategies are to cover the whole of the country, and the Secretary of State is to determine the areas within England to which individual Local Nature Recovery Strategies are to relate.</i></p> <p>Black Country Local Nature Recovery Opportunity Map (draft April 2021)</p> <p><i>A requirement of the Environment Act 2021 is a Local Habitat Map that identifies the existing distribution of different habitat types and the location of areas already important for biodiversity, overlaid by locations considered suitable for delivering the outcomes and measures identified in the Statement of Biodiversity Priorities.</i></p> <p>The emerging Sandwell Local Nature Recovery Opportunity Map West Midlands Local Nature Recovery Strategy forms part of a Birmingham and Black Country region-wide map and strategy approach which that has been produced in partnership with by the West Midlands Combined Authority (WMCA) Wildlife Trust for Birmingham and the Black Country and the Local Environmental Records Centre (EcoRecord). This has been undertaken through analysis of local and national data sets including designated sites, priority habitats, species distribution, land use and ecological connectivity. The map strategy comprises several components that depict areas of current high ecological value, the ecological connectivity between these areas, and prioritises opportunities for investment in nature's recovery on a landscape scale.</p>	Update and clarification of information following WMCA work on LNRS	No – the proposed modification updates the title and associated text to reflect the progression of the West Midlands Local Nature Recovery Strategy and provide up-to-date information and clarity. This modification does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		<p><u>Further details can be found on the WMCA website including detailed mapping of the ecological and biodiversity value of the region showing how the LNRS will help deliver improvements and opportunities across the area.</u></p> <p>https://www.wmca.org.uk/what-we-do/environment-energy/west-midlands-local-nature-recovery-strategy/</p> <p>Delete remaining text in Appendix A:</p> <p>from heading, “Core Landscapes” to end of text under heading, “National Habitat Network”</p>		
	Glossary	<p>Amend the definition in the plan’s Glossary to refer to the current LNRS or its successor:</p> <p><u>Local nature recovery strategies are a nationwide system of spatial strategies for nature and environmental improvement required by law under the Act. Each strategy must:</u></p> <ul style="list-style-type: none"> • <u>agree priorities for nature’s recovery;</u> • <u>map the most valuable existing areas for nature; and</u> • <u>map specific proposals for creating or improving habitat for nature and wider environmental goals (adopting nature-based solutions).</u> <p><u>Together, the strategies will cover the whole of England with no gaps or overlaps. The main purpose of the strategies is to identify locations and opportunities to create or improve habitat types most likely to provide the greatest benefit for nature and the wider environment.</u></p> <p><u>The strategies do not require the owners and managers of the land identified to make any changes. Instead, the government is encouraging action through, for example, opportunities for funding and investment. Having both actions for nature recovery and nature-based solutions will help join up work to improve how land is managed for different environmental reasons and find activities that have multiple benefits.</u></p> <p>Local nature recovery strategies are documents designed to agree priorities for nature recovery and propose actions in the locations where it would make a particular contribution to achieving those priorities.</p> <p>The Secretary of State for Environment, Food and Rural Affairs has appointed 48 responsible authorities to lead on preparing a local nature recovery strategy for their area. Together these 48 strategy areas cover the whole of England with no gaps or overlaps.</p> <p>Responsible authorities will work with other organisations and partners in their area to agree what should be included in their local nature recovery strategy. The responsible body for the West Midlands is the WMCA. ...</p>	<p>Clarification and further information</p> <p>Consequential to amendments to paragraph 4.35 – see MM16</p>	<p>No – the proposed modification relates to minor wording changes to the SLP glossary for clarity and does not trigger a change to the SA conclusions.</p>

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
		Consequential updates to the text of Appendix A to reflect the updated position.		
AM22	Paragraph 4.16	Amend text: <i>Development should also contribute to wildlife and habitat connectivity in the wider area, in line with the Biodiversity Action Plan, <u>River Basin Management Plans</u> and the Black Country and West Midlands Local Nature Recovery Strategy.</i>	Minor correction – include reference to further supporting evidence reflecting local authority duty to have regard to them under the Water Management Regulations 2017	No – the proposed modification relates to minor wording changes to policy justification text and does not trigger a change to the SA conclusions.
AM23	Paragraph 4.27	Amend text: <i>... including ones under threat such as swifts, house martins, swallows, starlings and house sparrows. ...</i>	Factual correction - swallows do not use swift bricks	No – the proposed modification relates to minor wording changes to policy justification text and does not trigger a change to the SA conclusions.
AM24	Paragraph 4.27	Amend text: <i>... Best practice guidance on their installation and use <u>should be followed</u>, <u>and</u> can be found in BS 42021</i>	Clarify focus on using guidance when bricks are installed	No – the proposed modification relates to minor wording changes to policy justification text and does not trigger a

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				change to the SA conclusions.
AM25	Paragraph 4.32	Delete text: 4.34 The four Black Country Authorities jointly commissioned a Local Nature Recovery Strategy from the Birmingham and Black Country Wildlife Trust during 2020 – 21. This document produced opportunities mapping that future development proposals will need to consider in demonstrating how they deliver biodiversity benefits appropriate to the zones identified.	Consequential update following changes to Appendix A and elsewhere in SLP	No – the proposed modification relates to minor wording changes to policy justification text and does not trigger a change to the SA conclusions.
AM26	Paragraph 4.86	Amend text: The Rowley Hills Strategic Open Space (RHSOS) designation was identified <u>in part</u> at the time of the West Midlands Structure Plan ^(x) . ^(x) <u>The Structure Plan was adopted in June 1978, reviewed in 1982 and amended in 1986. The Rowley Hills were identified as an area of linear open space under policy SPP6.</u>	Factual clarification	No – the proposed modification relates to minor wording changes to policy justification text for clarity and does not trigger a change to the SA conclusions.
AM27	Paragraph 4.96	Amend text: Many canals are also designated as local nature sites <u>wildlife sites and corridors</u> either in part or for long sections of their corridor <u>course</u> .	Clarification	No – the proposed modification relates to minor wording changes to policy justification text and does not trigger a change to the SA conclusions.
AM28	Paragraph 4.99	Amend text: To re-open them or intensify activity on these sections of the network could have an adverse impact on sensitive habitats and species. <u>An ecological impact assessment may be required prior to restoration.</u>	Clarification	No – the proposed modification relates to minor wording changes to policy justification text and

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				does not trigger a change to the SA conclusions.
AM29	various	Correct terminology throughout SLP around use of “heritage” and “historic”	Consequential corrections throughout	No – the proposed modification is an editorial update to standardise terminology and does not trigger a change to the SA conclusions.
AM30	Paragraph 4.108	Amend text: <i>... national guidance exists to provide for the protection of both statutorily designated and undesignated heritage assets, ...</i>	Correct nomenclature	No – the proposed modification relates to minor wording changes to policy justification text and does not trigger a change to the SA conclusions.
AM31	Paragraph 4.113	Amend text: <i>... b) their significance as heritage historic assets can be protected; ...</i>	Correct nomenclature	No – the proposed modification relates to minor wording changes to policy justification text and does not trigger a change to the SA conclusions.
AM32	Paragraph 4.114	Amend text: <i>Heritage assets are irreplaceable resources. and harm to them should be wholly exceptional</i>	Clarification	No – the proposed modification relates to minor wording changes to policy

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				introductory text and does not trigger a change to the SA conclusions.
AM33	Paragraph 4.126	Delete paragraph - a duplicate of paragraph 4.109.	Correction	No – the proposed modification deletes duplicated text which does not trigger a change to the SA conclusions.
AM34	SCC5.3a. iv	Spelling correction of “other” <i>iv. ... The SFRA can be used to identify where there are flooding issues from sources others than rivers.</i>	Spelling correction	No – the proposed modification corrects a typographical error and does not trigger a change to the SA conclusions.
AM35	Paragraph 6.14.c	Spelling correction <i>c) ... as set out in Policies SHO3, SHO4 and SHO5;</i>	Spelling correction	No – the proposed modification corrects a typographical error and does not trigger a change to the SA conclusions.
AM36	Paragraph 6.28	Amend text: <i>... not viable for a housing developer <u>development</u> to fund ...</i>	Correction	No – the proposed modification corrects a typographical error and does not trigger a change to the SA conclusions.
AM37	SHW3	New paragraph 6.30 (renumber from this point):	Clarification	No – the proposed modification relates

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	Paragraph 6.30	<u>6.30 Given Sandwell's location, high levels of previous and extant industrial activity and the presence of significant infrastructure (in particular the M5 and M6 motorways), the whole borough is an Air Quality Management Area (AQMA).</u>		to minor wording changes to policy introductory text and does not trigger a change to the SA conclusions.
AM38	Paragraph 8.4	Amend text: <i>In terms of Sandwell's specific employment land needs, the evidence contained within the latest Black Country Economic Development Needs Assessment (EDNA) 20243 provides an overall target figure for the Black Country area of 494 634.7 hectares (30.21 23.52 hectares per annum) from 2020 to 2041 with the target figure for Sandwell being 485 203.5 hectares or 8.84 9.69 hectares per annum...</i>	Update of the EDNA	No – the proposed modification updates employment land need / supply figures to reflect the latest evidence. This modification does not trigger a change to the SA conclusions.
AM39	Paragraph 8.5	Amend text: <i>It is estimated that 60 65 hectares is required for manufacturing uses and 426 138.5 hectares is required for storage and distribution uses (based on 32% manufacturing and 68% distribution and logistics).</i>	Update of the EDNA	No – the proposed modification updates employment need figures to reflect the latest evidence. This modification does not trigger a change to the SA conclusions.
AM40	Paragraph 8.6	Amend text: <i>Within the EDNA, the overall employment land need figure for the Black Country is stated to increase from 470 hectares to 494 634.7 hectares, to include the employment land lost because of planned redevelopment to alternative uses. In Sandwell, that total target figure of 486 203.5 hectares is increased to 244 229.5 hectares through the addition of 26 hectares.....</i>	Update of the EDNA	No – the proposed modification updates employment need figures to reflect the latest evidence. This modification does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
AM41	Paragraph 8.12	Amend text: <i>...the EDNA recommends that the SLP should provide for a minimum of 244 229.5 ha of land (this includes 26 ha of employment land lost to other uses) for employment development, for the period up to 2041. This is based on an average provision of 9.07 10.92 ha per annum....</i>	Update of the EDNA	No – the proposed modification updates employment need figures to reflect the latest evidence. This modification does not trigger a change to the SA conclusions.
AM42	Paragraph 8.14	Amend text: <i>470 201 ha of the employment land need arising in Sandwell cannot be met solely within the Borough. Land to address this unmet need ...</i>	Update of the EDNA	No – the proposed modification updates employment need figures to reflect the latest evidence. This modification does not trigger a change to the SA conclusions.
AM43	Paragraph 8.31	Amend text: <i>The broad extent of the Local Employment Areas is are shown on the Employment Land Key diagram and the detailed boundaries are on the Sandwell Local Plan Policies Map.</i>	Correction – no employment key diagram in SLP	No – the proposed modification corrects reference to the policies map and does not trigger a change to the SA conclusions.
AM44	Paragraph 9.70 (a)	Delete reference to Retail Core <i>In-centre locations for appropriate uses¹⁹⁷ are those defined in centres, such as Retail Core Primary Shopping Areas / retail core and centre boundaries....</i>	Update and consistency [see MM47]	No – the proposed modification relates to a minor typographical change and does not trigger a change to the SA conclusions.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
AM45	Paragraph 9.89	Consistent references to Primary Shopping Area, not Retail Core: a) <i>Bearwood contains a retail core Primary Shopping Area that begins south of Belmont Road and continues to the centre's boundary with Hagley Road.</i>	Update and consistency [see MM47]	No – the proposed modification relates to minor wording changes to ensure consistent terminology. The modification does not trigger a change to the SA conclusions.
AM46	Paragraph 9.146	Consistent references to Primary Shopping Area, not Retail Core: <i>Cape Hill contains a retail core Primary Shopping Area which includes most of the centre. The spurs of retail activity off Waterloo Road, Shireland Road and the east side of Cape Hill from its junction at Durban Road are not included within the retail core Primary Shopping Area as they lie further away from the main retail hub of the centre and have a lower footfall.</i>	Update and consistency [see MM47]	No – the proposed modification relates to minor wording changes to ensure consistent terminology. The modification does not trigger a change to the SA conclusions.
AM47	Paragraph 9.233	Consistent references to Primary Shopping Area, not Retail Core: <i>Oldbury Town Centre does not have an existing Primary Shopping Area (PSA) / Retail Core. Due to the nature of Oldbury's primary role as a service-driven town centre, a PSA Primary Shopping Area / Retail Core is not considered necessary.</i>	Update and consistency [see MM47]	No – the proposed modification relates to minor wording changes to ensure consistent terminology. The modification does not trigger a change to the SA conclusions.
AM48	Paragraph 9.286	Consistent references to Primary Shopping Area, not Retail Core: <i>Primary Shopping Area / Retail Core</i> <i>Wednesbury has an identified retail core Primary Shopping Area, which has not changed recently.</i>	Update and consistency [see MM47]	No – the proposed modification relates to minor wording changes to ensure consistent

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				terminology. The modification does not trigger a change to the SA conclusions.
AM49	Paragraph 11.1	Amend text: <i>The first element, the Core Strategy- Reimagining the West Midlands, has been approved.</i>	Update	No – the proposed modification relates to minor wording changes and does not trigger a change to the SA conclusions.
AM50	Paragraph 11.26	Amend text: ... 11.26 The West Midlands Key Route Network (KRN) (Figure 14) caters ...	Clarification	No – the proposed modification adds a cross reference to a figure, and does not trigger a change to the SA conclusions.
AM51	Paragraph 11.42	Correction: ... particularly <u>the</u> Stourbridge – Walsall – Lichfield <u>corridor</u> ...	Correction to wording	No – the proposed modification relates to minor wording changes and does not trigger a change to the SA conclusions.
AM52	Paragraph 13.41	Amend text: <i>If a development is likely to have an unacceptable impact on the future of the site as a location for waste management, it will be refused, <u>in accordance with the 'agent of change' principle.</u></i>	Clarification	No – the proposed modification relates to minor wording changes to policy justification text and does not trigger a

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				change to the SA conclusions.
AM53	SCO2.3	Amend footnote 239: ²³⁹ See also Policy SNE2 and SNE6.2. b	Clarification	No – the proposed modification updates a footnote for clarity, and does not trigger a change to the SA conclusions.
AM54	Paragraphs 15.50 – 15.54	Amend text and footnotes: 15.50 The Joint Strategic Needs Assessment (JSNA) for Sandwell identifies that the general health of people in Sandwell is improving, but not as fast as the England average ^w . However, the Office for Health Improvement and Disparities has identified that the prevalence of Year 6 children being overweight is worsening, with Sandwell having the highest number within the West Midlands region, according to 2021-22 data ^x ^w https://www.sandwelltrends.info/wp-content/uploads/sites/5/2023/12/JSNA-Chapter1-Dec-23.pdf https://www.sandwelltrends.info/wp-content/uploads/sites/5/2018/06/JSNA_Obesity-May-2011.pdf ; https://www.ons.gov.uk/peoplepopulationandcommunity/wellbeing/articles/subnationalindicatorsexplorer/2022-01-06#E08000028 ^x https://www.sandwelltrends.info/healthy-weight ... 15.52 In 2021—22 2024 - 25 , 14.9 25 % of reception-aged children in Sandwell were overweight or obese, compared to an average of 10.4 24 % for England ^z . This rose to 34 46 % of Year 6 children in Sandwell, compared to 23.4 36 % nationally ^A . Over-18s also fared badly, with 34.3 71.6 % of all adults in Sandwell being overweight or obese, compared to 25.9 64.5 % in England ^z https://www.gov.uk/government/statistics/health-of-the-region-data-explorer-select-West-Midlands-from-the-select-region-drop-down-list-and-Sandwell-from-the-local-authority-one-then-go-to-page-18 ^A https://www.gov.uk/government/statistics/health-of-the-region-data-explorer-select-West-Midlands-from-the-select-region-drop-down-list-and-Sandwell-from-the-local-authority-one-then-go-to-page-19	Update and removal of dead hyperlinks	No – the proposed modification updates footnote links and data to reflect the latest evidence, and does not trigger a change to the SA conclusions.
AM55	Chapter 16 Monitoring and indicator table	Amend timescale from Plan Period to Annually for most indicators.	Provide clarity that most indicators	No – the proposed modification corrects monitoring indicator timescales, and does

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?																				
			will be monitored annually over the plan period.	not trigger a change to the SA conclusions.																				
AM56	New monitoring indicator SHOA Current monitoring Indicator SHOA - b	<p>New monitoring indicator:</p> <table><tr><th>Monitoring Indicator</th><th>Target</th><th>Monitoring Frequency</th><th>Timescale</th></tr><tr><td><u>SHOA - Sandwell housing land supply</u></td><td><u>Maintain or exceed a Five-Year Housing Land Supply throughout plan period</u></td><td><u>Annually</u></td><td><u>Plan period</u></td></tr></table> <p>Amend indicators:</p> <table><tr><th>Monitoring Indicator</th><th>Target</th><th>Monitoring Frequency</th><th>Timescale</th></tr><tr><td>SHOA <u>SHOb</u> - Annual Sandwell net housing completions</td><td>Phased housing targets for Sandwell as set out in Table 5: Housing Land Supply – sources <u>Meet or exceed delivery of housing requirement</u></td><td><u>Monitor completions against annualised requirement and review trajectory annually (Appendix I)</u></td><td><u>Plan period</u></td></tr><tr><td>SHOb c - Net affordable units completed</td><td>25% on eligible sites <u>In accordance with stepped requirement (10-25%) detailed at policy SHO4</u></td><td><u>Annually</u></td><td><u>Plan period</u></td></tr></table>	Monitoring Indicator	Target	Monitoring Frequency	Timescale	<u>SHOA - Sandwell housing land supply</u>	<u>Maintain or exceed a Five-Year Housing Land Supply throughout plan period</u>	<u>Annually</u>	<u>Plan period</u>	Monitoring Indicator	Target	Monitoring Frequency	Timescale	SHOA <u>SHOb</u> - Annual Sandwell net housing completions	Phased housing targets for Sandwell as set out in Table 5: Housing Land Supply – sources <u>Meet or exceed delivery of housing requirement</u>	<u>Monitor completions against annualised requirement and review trajectory annually (Appendix I)</u>	<u>Plan period</u>	SHOb c - Net affordable units completed	25% on eligible sites <u>In accordance with stepped requirement (10-25%) detailed at policy SHO4</u>	<u>Annually</u>	<u>Plan period</u>	Correction to reflect updated monitoring timescales, five-year position and affordable housing requirement	No – the proposed modification introduces a new monitoring indicator and updates other existing indicators. The modification does not trigger a change to the SA conclusions.
Monitoring Indicator	Target	Monitoring Frequency	Timescale																					
<u>SHOA - Sandwell housing land supply</u>	<u>Maintain or exceed a Five-Year Housing Land Supply throughout plan period</u>	<u>Annually</u>	<u>Plan period</u>																					
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AM57	Monitoring Indicator SECa	<p>Monitoring Indicator</p> <p>SECa - Employment land completions on sites allocated through Policy SEC1 Target 42 <u>44.5</u> ha</p>	Update of the EDNA	No – the proposed modification updates a monitoring indicator to reflect the latest evidence, and does																				

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?																														
				not trigger a change to the SA conclusions.																														
AM58	Monitoring Indicator SECa	Monitoring Indicator <i>SECa - Employment land completions on sites allocated through Policy SEC1 Target 42 <u>44.5</u> ha</i>	Update of the EDNA	No – the proposed modification updates a monitoring indicator to reflect the latest evidence, and does not trigger a change to the SA conclusions.																														
AM59	Development Management monitoring indicators	Amend list of policies and renumber: ... <i>Policy SDM6 - Hot Food Takeaways</i> <i>Policy SDM7 – Management of Hot Food Takeaways</i> <i>Policy SDM8-7-- Gambling activities and alternative financial services</i> <i>Policy SDM9-8 - Community Facilities</i> <i>Policy SDM40-9 - Telecommunications</i>	Consequential change following merging of two policies	No – the proposed modification updates the list of policies and policy numbers to reflect other proposed modifications. This modification does not trigger a change to the SA conclusions.																														
AM60	Monitoring indicators	Insert new monitoring indicators for strategic sites: <table><tr><th>Policies</th><th>Target</th><th>Timescale</th></tr><tr><td colspan="3"><u><i>Policy SSH1 – Edwin Richards Quarry</i></u></td></tr><tr><td colspan="3"><u><i>Policy SSH2 – Friar Park</i></u></td></tr><tr><td colspan="3"><u><i>Policy SSH3 – Rattlechain and land between Addington Way and River Tame</i></u></td></tr><tr><td colspan="3"><u><i>Policy SSH4 – North Smethwick Canalside</i></u></td></tr><tr><td colspan="3"><u><i>Policy SSH5 – Abberley Street</i></u></td></tr><tr><td colspan="3"><u><i>Policy SSH6 – Cape Arm Cranford Street</i></u></td></tr><tr><td colspan="3"><u><i>Policy SSH7 – Cranford Street / Heath Street / Canal</i></u></td></tr><tr><td colspan="3"><u><i>Policy SSH8 – Grove Lane / Cranford Street / London Street</i></u></td></tr><tr><td colspan="3"><u><i>Policy SSH9 – Grove Street / MMUH</i></u></td></tr></table>	Policies	Target	Timescale	<u><i>Policy SSH1 – Edwin Richards Quarry</i></u>			<u><i>Policy SSH2 – Friar Park</i></u>			<u><i>Policy SSH3 – Rattlechain and land between Addington Way and River Tame</i></u>			<u><i>Policy SSH4 – North Smethwick Canalside</i></u>			<u><i>Policy SSH5 – Abberley Street</i></u>			<u><i>Policy SSH6 – Cape Arm Cranford Street</i></u>			<u><i>Policy SSH7 – Cranford Street / Heath Street / Canal</i></u>			<u><i>Policy SSH8 – Grove Lane / Cranford Street / London Street</i></u>			<u><i>Policy SSH9 – Grove Street / MMUH</i></u>			Consequential amendments following identification of strategic development sites	No – the proposed modification introduces monitoring indicators to reflect new policies, and does not trigger a change to the SA conclusions.
Policies	Target	Timescale																																
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		<div><div><div><div><div><u>Policy SSH10 – Moilliett Street Park</u></div><div><u>Policy SSM1 – Lion Farm</u></div><div><u>Policy SSM2 – Cultural Quarter</u></div><div><u>Policy SSM3 – George Street Living</u></div><div><u>Policy SSM4 – Queens Square</u></div><div><u>Policy SSM5 – West Bromwich Central</u></div><div><u>Policy SSE1 – Coneygree Business Park (open land)</u></div></div></div><table><thead><tr><th>Monitoring Indicators</th><th>Target</th><th>Timescale</th></tr></thead><tbody><tr><td><u>SSHa - Annual Sandwell net strategic housing allocations completions</u></td><td><u>Meet or exceed delivery of strategic housing requirement</u></td><td><u>Annually Monitor completions against annualised requirement and review trajectory annually (Appendix I)</u></td></tr><tr><td><u>SSMa - Annual Sandwell net strategic mixed-use allocations completions</u></td><td><u>Meet or exceed delivery of strategic mixed-use requirement</u></td><td><u>Annually Monitor completions against annualised requirement and review trajectory annually (Appendix I) as well as annually monitor other complementary development proposals.</u></td></tr><tr><td><u>SSEa - Sandwell net strategic employment allocations completions</u></td><td><u>7.22 ha</u></td><td><u>2024 - 2041</u></td></tr></tbody></table></div></div>	Monitoring Indicators	Target	Timescale	<u>SSHa - Annual Sandwell net strategic housing allocations completions</u>	<u>Meet or exceed delivery of strategic housing requirement</u>	<u>Annually Monitor completions against annualised requirement and review trajectory annually (Appendix I)</u>	<u>SSMa - Annual Sandwell net strategic mixed-use allocations completions</u>	<u>Meet or exceed delivery of strategic mixed-use requirement</u>	<u>Annually Monitor completions against annualised requirement and review trajectory annually (Appendix I) as well as annually monitor other complementary development proposals.</u>	<u>SSEa - Sandwell net strategic employment allocations completions</u>	<u>7.22 ha</u>	<u>2024 - 2041</u>		
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<u>SSEa - Sandwell net strategic employment allocations completions</u>	<u>7.22 ha</u>	<u>2024 - 2041</u>														
AM61	Chapter 2 – Spatial Strategy	Include Canal Network on Figure 2 – Sandwell Spatial Map and Figure 14 – Existing Transport Network	To recognise the importance of the canal network as both a	No – the proposed modification updates a figure in the Plan to provide up-to-date												

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
	Chapter 11 – Transport		transport and cultural facility	visual context. This modification does not trigger a change to the SA.
AM62	Figure 13	Replace plan of Wednesbury Town Centre with one of West Bromwich Town Centre.	correction	No – the proposed modification corrects a figure in the Plan to provide visual context. This modification does not trigger a change to the SA.
AM63	Figures 14, 16	Replace maps with amended versions, as per representation (PAM45, PAM 69).	Correct errors	No – the proposed modification corrects figures in the Plan to provide visual context. This modification does not trigger a change to the SA.
AM64	Interactive Policies Map	Add Smethwick Police Station, Wednesbury Police Station and Windmill House housing allocations to the interactive Policies Map	Minor correction - sites missing from the Policies Map, but on the version submitted to Cabinet	No – the proposed modification corrects figures in the Plan to provide visual context. This modification does not trigger a change to the SA.
AM65	Interactive Policies Map	Remove the Severn Trent Water site at Castle Road East/Harbourne Road and National Grid Site at Portway Road from the open space layer	Factual correction - sites are not publicly	No – the proposed modification corrects figures in the Plan to provide visual context. This modification does

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
			accessible open spaces	not trigger a change to the SA.
AM66	Interactive Policies Map	Amend the eastern boundary of the Waterfall Lane open space designation in Rowley Regis to remove around ten residential gardens from the designation on the open space layer.	Factual correction - sites are not publicly accessible open spaces	No – the proposed modification corrects figures in the Plan to provide visual context. This modification does not trigger a change to the SA.
AM67	Interactive Policies Map	Amend the boundary of the Powke Lane Crematorium open space designation in Rowley Regis to remove areas of residential gardens from the designation on the open space layer.	Factual correction - sites are not publicly accessible open spaces	No – the proposed modification corrects figures in the Plan to provide visual context. This modification does not trigger a change to the SA.

B.4 Policies Map Modifications

B.1.1.6 Fifteen further Policies Map Modifications have been proposed by SMBC. These relate to minor corrections, updates, and adjustments to designations, boundaries, labels, and layers to ensure accuracy and consistency with the Plan and reflect the latest evidence. The Policies Map Modifications provide updated visual context, and do not introduce any new information that will require further assessment in the SA process.

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
PM1	SCE1	change colour designation for West Brom Town Centre	Update	No – the proposed modification updates the colour of a mapped designation as a minor formatting change. This modification does not trigger a change to the SA conclusions.
PM2	SCE1	Table 10. New Local Centres x 2. On adoption change to Local Centres (i.e. delete reference to “new”). Update the rest of the plan and policies map for consistency.	Update	No – the proposed modification updates designations on the policies map for clarity. This modification does not trigger a change to the SA conclusions.
PM3	SWB1	Check the pdf and interactive versions of the policies map for accuracy and consistency in respect of West Brom centre retail core / primary shopping area.		No – the proposed modification updates designations on the policies map for clarity. This modification does not trigger a change to the SA conclusions.
PM4		Correct Policies Map correction (overlap with GB)	Correction	No – the proposed modification corrects an error on the policies map and does not change the SA conclusions.
PM5	Site allocation SH19	Horseley Heath etc Update Policies Map to remove SLINC already de-allocated and built on.	Update	No – the proposed modification updates designations on the policies map for clarity. This modification

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				does not trigger a change to the SA conclusions.
PM6	Site allocation	Rowley Regis Golf Course – include on policies map	Update	No – the proposed modification updates the policies map to include a site allocation, and does not change the SA conclusions.
PM7	Habitat bank sites	Put six habitat bank sites on the Policies Map	Clarification	No – the proposed modification updates designations on the policies map for clarity. This modification does not trigger a change to the SA conclusions.
PM8	Policy SMI2.3	Define Consideration Zones” in the Glossary and show on Policies Map	Clarification	No – the proposed modification updates designations on the policies map for clarity. This modification does not trigger a change to the SA conclusions.
PM9	SHW3	Make the AQMA a layer on the Policies Map	Clarification	No – the proposed modification updates designations on the policies map for clarity. This modification does not trigger a change to the SA conclusions.
PM10	SHW4	Remove the Severn Trent Water site at Castle Road East/Harbourne Road and National Grid Site at Portway Road from the open space layer	Factual correction - sites are not publicly accessible open spaces	No – the proposed modification corrects an error on the policies map and does not change the SA conclusions.
PM11	all	Check Policies Map key shows Primary Shopping Area and not Retail Core	Correction	No – the proposed modification corrects an error on the policies map and does not change the SA conclusions.
PM12	Strategic site allocations	Include strategic site allocations as change to Policies Map	Clarification	No – the proposed modification updates the policies map to include

Ref	Page / paragraph / policy reference	Proposed change	Reason	Does the modification result in a change requiring further assessment?
				strategic allocations, and does not change the SA conclusions.
PM13	Housing allocations	Add Smethwick Police Station and Windmill House housing allocations to the interactive Policies Map	Correction - sites missing from the Policies Map, but on the version submitted to Cabinet	No – the proposed modification corrects an error on the policies map and does not change the SA conclusions.
PM14	Interactive Policies Map	Amend the eastern boundary of the Waterfall Lane open space designation in Rowley Regis to remove around ten residential gardens from the designation on the open space layer.	Factual correction - sites are not publicly accessible open spaces	No – the proposed modification corrects an error on the policies map and does not change the SA conclusions.
PM15	Interactive Policies Map	Amend the boundary of the Powke Lane Cemetery open space designation in Rowley Regis to remove areas of residential gardens from the designation on the open space layer.	Factual correction - sites are not publicly accessible open spaces	No – the proposed modification corrects an error on the policies map and does not change the SA conclusions.

Habitats Regulations Assessment

Sustainability Appraisal

Strategic Environmental Assessment

Landscape Character Assessment

Landscape and Visual Impact Assessment

Green Infrastructure

Expert Witness

Ecological Impact Assessment

Habitat and Ecology Surveys

Biodiversity Net Gain



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