

West Bromwich Area Action Plan

Sustainability Report

2011

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1. NON-TECHNICAL SUMMARY

- 1.1 This section provides a non-technical summary of the Sustainability Appraisal (SA) Report for the West Bromwich Area Action Plan (AAP).
- 1.2 Sandwell Council is preparing the West Bromwich AAP as part of the Local Development Framework (LDF), which will form the new development plan for Sandwell. Legislation instructs that the SA process, which assesses social, economic and environmental effects of policy and site specific options, must inform the preparation of Local Development Documents (LDDs). Legislation in the form of European Directive 2001/42/EC also instructs that the SA Report for the AAP must incorporate the requirements of Strategic Environmental Assessment (SEA).
- 1.3 The West Bromwich AAP will provide a planning framework for a significant part of West Bromwich Town incorporating the wards of West Bromwich Central, Greets Green and Lyng and part of Hateley Heath (Refer to *Appendix A: Plan of West Bromwich AAP Area*).
- 1.4 The AAP will provide a robust planning framework for the area, adopting a balanced approach to the regeneration and growth of West Bromwich through the delivery of preferred options for new housing, town centre mixed-uses, education, community uses, the retention of green spaces and the safeguarding of local employment opportunities (sections of employment land within the Business Zone). This balanced approach to planned growth will enhance vibrancy, vitality and sustainability and assist the realisation of the town's potential as a sub-regional centre, whilst providing a greater degree of certainty within the developing local, strategic, sub regional and regional contexts.
- 1.5 Planning obligations will be an important mechanism for the delivery of new infrastructure and the enhancement of existing assets including; the provision of accessible public open spaces integrated with planned housing growth in addition to improvements to the existing green space network and the provision of education facilities in accordance with localised needs. These will also assist in the improvement of existing transportation infrastructure and the development of a more sustainable system to meet the needs of a sub-regional centre. The use of planning obligations will perform a key function in areas identified for land use change from employment to housing and will be of specific significance in the West Bromwich Canalside area.

- 1.6 The AAP has been prepared in line with a range of plans, policies and programmes at a national, regional and local level (refer to *Appendix D: Review of Relevant PPPs*). At a national level the AAP has been prepared in line with new planning legislation, regulations and policy guidance in the form of planning policy guidance notes and planning policy statements. At a regional level the AAP has been prepared in accordance with the emerging policies of the West Midlands Regional Spatial Strategy, (RPG11: West Midlands), which is undergoing revision informed by the Black Country Study. At the local level, preparation of the AAP has considered the implications of the Sandwell Plan and local and regional economic, sustainability, nature conservation, transport, health, education and commerce initiatives and guidance. The AAP has been prepared in broad conformity with the existing local planning framework (Unitary Development Plan, 2004), which the new policies and site allocations will replace (within the plan area). Preparation of policies and proposals for the AAP has informed the emerging Site Allocations and Delivery DPD and the Black Country Core Strategy which has consolidated proposals.
- 1.7 The plan area is 836 Ha in size and has a population of approximately 28,000 and generally compares poorly against other Sandwell wards and neighbourhoods regarding health, education and employment when ranked against the IMD (Indices of Multiple Deprivation) criteria.
- 1.8 16.6% of households in West Bromwich Town are deprived in 3 or 4 dimensions. There are 11 neighbourhoods within the West Bromwich AAP area where more than one in five households are deprived in three or four dimensions: Greets Green, Oak House North, Hamblett's North, Beeches Road, Lodge Road and West Bromwich Central, Oak House South, Swan Village, and Carters Green, Tantany, Black Lake South, Kenrick Estate and Lyng (West Bromwich SNIP Profile).
- 1.9 The AAP area experiences poor air conditions as a result of traffic and industry in certain areas (M5 J1 to J2, Trinity Way/Kenrick Way, All Saints Way/Expressway, All Saints Way/Newton Road and Bromford Road), where annual mean NO₂ levels are likely to be close to or exceed the 2005 air quality objective and will therefore require further monitoring. The AAP area also exhibits noise pollution from traffic and industry and in addition a number of potential development sites exhibit poor ground conditions. There are certain locations within the AAP area that suffer from under investment, comprising sections of older housing stock, poor facilities and open spaces in need of renewal, though there is potential for the provision of new open spaces in association with new planned growth and overarching proposals for the improvement of the green space network.
- 1.10 The main community concerns from residents and groups within the AAP area include the quality, affordability and tenure of housing, education, health, access to local facilities and efficient public transport infrastructure, employment opportunities and accessibility to quality open space.

- 1.11 Sandwell Council have established twenty Sustainability Objectives derived from the four key objectives of the Draft West Midlands Regional Sustainability Framework (2005), by which to assess the social, economic and environmental effects of policies, plans and programmes and in this case have been used directly to test the plan objectives of the AAP. This process has identified the need to protect natural and built assets when new development occurs, to use construction techniques that minimise waste and incorporate features that use energy and water resources efficiently and to protect sustainable employment sites from inappropriate development.
- 1.12 Reasonable and realistic development options for West Bromwich were developed during the preparation and consultation stages of the West Bromwich Town Plan, Supplementary Planning Guidance (2004) and Issues and Options Paper (2006). Development options that had not yet been implemented or had been previously discounted were considered for inclusion within the AAP process. Where it was believed the development of sites would assist in achieving the AAP plan objectives these options were included and amended as necessary.
- 1.13 The Issues and Options Paper set out a broad strategy and vision for the West Bromwich AAP area. Definitive options including not yet developed sites allocated within the UDP (2004), West Bromwich Town Plan (2004) and the Council's Land Development Programme were then developed against the sustainability objectives. Additional proposals were identified on vacant sites and sites within broad areas identified for change.
- 1.14 The strategy of identifying and allocating option development sites was aligned to achieving the plan objectives. The transformational impetus of the AAP necessitated the identification of areas of change, differentiating between sustainable and practicable sections of existing employment land to be retained and sections that due to poor location were to be proposed for land use change. Additional sites were identified through the front loading process and in response to consultation on the Issues and Options paper.
- 1.15 The second stage of option development involved the consideration of how the identified sites could contribute to the preferred strategy. Options and alternative uses for each site were assessed against the sustainability objectives in order to gauge the likely significant social, environmental and economic effects. The range of sites considered at this stage was later amended, through omissions and additions, as a result of the appraisal process and the changing local development context.

- 1.16 A number of difficulties were encountered during the collection of baseline information. Not all of the information available at the time of collection was current, with the extent of the information being retrieved from the 2001 Census. The information gathered was also not all geographically specific to the West Bromwich AAP area, with only a proportion of the most accurate information available at a neighbourhood level. Much of the information was not available in this detail and was only accessible at ward and town levels respectively. This created small gaps in the information base, which can result in uncertainty in the appraisal process. Similarly there can be uncertainties in assessing what might be the effects of different options, clearly the process assists in highlighting potential sustainability implications, but it does involve value judgements as much as facts.
- 1.17 The significant effects of the plan on the local environment were assessed and evaluated with the input of local authority departments and through consultation with the Consultation Bodies with environmental responsibility. Following assessment of social, economic and environmental effects with the alternatives, the preferred options were assessed as to the type (secondary, cumulative or synergistic) and length (temporary, permanent, short, medium and long term) of effects that would be created, which then enabled the development of appropriate mitigation measures. The preferred options for the proposed development sites were judged to generally have either an overall positive or neutral impact on the environment, though some specific aspects required the consideration of mitigation measures in order to offset the potential negative effects.
- 1.18 It is envisaged that the major secondary effects that will arise as a result of the implementation of the AAP will occur as a consequence of the delivery of new residential, retail, leisure and commercial office development, will make the Town Centre more viable and accessible and will create the potential to assist in realising its status as a Strategic Centre within the Black Country. It is anticipated that the major cumulative effects that will arise as a result of the implementation of the AAP will occur as a consequence of the impact of new residential development on the physical and social infrastructure and the combination of developer contributions towards the improvement of infrastructure and open spaces. It is anticipated that the series of impacts will combine to create a larger and more accessible population close to the Town Centre, a significant resource to give momentum to the transformation of the image and environment of West Bromwich.

- 1.19 Mitigation measures have been considered in the preparation and development of options for the West Bromwich AAP in order to prevent, reduce or offset potential effects. Given the questionable long term sustainability of sections of employment land coupled with existing poor quality and vacancies, it is recognised that there is potential to identify significant parts of existing employment land in marginal locations (close proximity to housing in order to create a better living environment) for non-employment uses. This will enable the concentration and strengthening of employment opportunities within a smaller and more rigidly enforced Business Zone. It is evident that there is long term potential for the loss of employment land as a result of significant proposals for transformational land use change from employment to residential within the AAP area. However, these are identified as areas where a transfer of use would be acceptable given the close proximity to residential areas and the uncertainty of re-marketing sites and premises for industrial/business uses due to poor location. The loss of employment land and subsequent opportunities would be mitigated through relocation to sustainable employment sites and areas within the safeguarded business zone, where these uses would be concentrated. The potential impact of new residential development on the physical and social infrastructure of the area will be mitigated through significant developer contributions for the provision of open space, play space, highways and transportation improvements, and other supporting facilities such as schools and affordable housing.
- 1.20 Sandwell Council undertakes monitoring of a range of planning related aspects including housing trajectories, dwelling completions and development and loss of employment and prepares an Annual Monitoring Report, documenting the findings. The progress of individual allocations within the West Bromwich AAP can also be monitored by the Local Planning Authority. It is proposed within the Statement of Community Involvement (2007) that a supplementary report is prepared annually for AAPs in conjunction with the Sandwell Annual Monitoring Report.
- 1.21 There are a number of other schemes and initiatives either underway or in planning within the West Bromwich AAP area. There are plans for major retail expansion and refurbishment, office, housing and leisure development coupled with public realm improvements. There are also plans for the creation of an office quarter in the vicinity of Junction 1 of the M5. In addition there are a number of planning applications and permissions for residential development, which would have a cumulative impact. The High Street, West Bromwich Conservation Area has been re-appraised and it is proposed that the boundary be amended to exclude a small portion of previously designated land.

2. BACKGROUND

- 2.1 This section explains the purpose of Sustainability Appraisal and provides background information on the process involved in preparing the Sustainability Appraisal Report for the West Bromwich AAP.
- 2.2 Sustainability Appraisal (SA) promotes the implementation and delivery of Sustainable Development through facilitating the consideration of social, environmental and economic factors/effects/implications throughout the preparation of policies, plans and programmes within the planning process. Sustainable Development can be defined as development which, "enables all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations," (UK Sustainable Development Strategy, 2005).
- 2.3 The sustainability agenda and its implementation and delivery through the planning system is promoted through legislation, policy and guidance. "Planning Authorities should ensure that sustainable development is treated in an integrated way in their development plans. In particular, they should carefully consider the inter-relationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources and economic development," (Planning Policy Statement 1: Delivering Sustainable Development, 2005).
- 2.4 Guidance for the undertaking of Sustainability Appraisal (SA) is set out in Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (2005) and A Draft Guide to the Strategic Environmental Assessment Directive (2004). The Regulations are set out in the Environmental Assessment of Plans and Programmes Regulations (2004).
- 2.5 The purpose of the SA Report for the West Bromwich AAP is to assess the social, environmental and economic effects of the preferred options (proposals) in order to ensure that the plan reflects sustainability objectives. The SA process informs and supports the preparation and production of the AAP including the formulation and assessment of policies and proposals and the consideration of mitigation measures.
- 2.6 The SA was carried out by Sandwell Local Planning Authority in order to ensure that the plan making and SA processes were fully integrated. The framework and objectives have been derived from previous work carried out by the Planning Authority in preparing an environmental assessment of the Unitary Development Plan (2004) and the outcomes of the Scoping Report carried out for the Black Country Study (the Revision of the West Midlands Regional Spatial Strategy). The SA objectives for the Black Country Study were themselves derived from the West Midlands Sustainable Development Framework (2005) and have since been utilised in SA work for Smethwick and Tipton.

- 2.7 The Council consulted the required authorities with environmental responsibility on a Screening Statement for the West Bromwich AAP from 14th February to 10th March 2006. In accordance with legislation and guidance it was established that the Sustainability Appraisal Report would include a Strategic Environmental Assessment (SEA) incorporating the requirements of the European Directive 2001/42/EC.
- 2.8 SEA is a specific requirement of European Directive 2001/42/EC, which has been complied with within this report. For clarity, the table below identifies the components of the SA Report, which make up the Environmental Report for the purposes of the SEA Directive. The table is an extract from guidance provided in *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (2005)*.

Table 1: Link between SEA and SA stages

Stage	SEA	SA
A	Setting the context and objectives, establishing the Baseline and deciding on the scope.	Setting the context and objectives, establishing the baseline and deciding on the scope.
B	Developing and refining alternatives and assessing effects.	Developing and refining options.
C	Preparing the Environment Report.	Appraising the effects of the plan.
D	Consulting on the draft plan and the Environmental Report.	Consulting on the draft plan and the Environmental Report.
E	Monitoring the significant effects of implementing the plan on the environment.	Monitoring implementation of the plan.

- 2.9 The Council then consulted the required authorities with environmental responsibility (the Countryside Agency, English Heritage, English Nature and the Environment Agency) and other bodies/agencies with an interest, on a Scoping Report for the West Bromwich AAP from 4th August to 11th September 2006, in order to determine the scope and level of detail of the Sustainability Appraisal Report.
- 2.10 Sandwell Council received written representations to the Scoping Report (refer to *Appendix E: Scoping Report Consultation Responses*) from the specific consultation bodies, which inferred that slight amendments would have to be made to the plan objectives, indicators and the list of relevant policies, plans and programmes. In addition to these it was identified that other aspects, including both a robust transportation strategy and Strategic Flood Risk Assessment would require further consideration. The recommendations made via representations have been applied during the preparation of the SA Report for the AAP.

- 2.11 A wide range of documentation and initiatives have either influenced or been of relevance to the preparation of the West Bromwich AAP including national, regional and local policy, plans and programmes, which are summarised in a non-exhaustive list found in *Appendix D: Review of Relevant PPPs*. Objectives, targets or indicators have been identified where appropriate, together with any implications for the AAP and the SA.
- 2.12 The Scoping Report set out the proposed SA Framework, comprising the **Context**, sustainability issues etc; **Baseline**, relevant information and indicators by which to measure the plan proposals and **Sustainability Objectives**, the mechanism for ascertaining whether there would be significant negative effects as a result of implementing the plan.

Table 2: Sustainability Objectives

	SA Objective
1	Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions which affect their quality of life within Sandwell
2	Reduce crime, fear of crime and anti-social behaviour
3	Improve health and reduce inequalities in access to health and social care
4	Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage
5	Improve access to education and lifelong learning for all
6	Improve access to services for all.
7	Increase cultural and recreational activity for all communities
8	Provide decent homes for all
9	Value, enhance and protect built environment assets and other features of cultural value
10	Value, enhance and protect important natural assets including biodiversity
11	Encourage high quality, attractive and safe built and natural environments
12	Improve air, water and soil quality
13	Reduce contributions to climate change through energy efficiency and use of renewable energy
14	Conserve natural resources
15	Increase transport choice and reduce the need to travel
16	Minimise growth in waste and encourage re-use, recycling and recovery
17	Improve and regenerate the economy to provide jobs for all
18	Increase high quality employment opportunities whilst recognising the contribution of unpaid work
19	Ensure everyone has the skills they need to access the job they want
20	Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business

- 2.13 The plan objectives were tested against the SA Objectives at the Scoping Stage with the aim of determining any significant conflicts at an early phase of the process, which would then inform the plan preparation and the consideration of mitigation measures required for potential significant adverse effects. Detailed assessments were then undertaken in order to determine the preferred strategy and site options. These are detailed in Sections 4 and 5 and *Appendix F: Assessment Matrix for Preferred Strategy* and *Appendix G: Assessment Matrix for Preferred Options*.

Table 3: Objectives Compatibility Matrix

AAP Objectives	Sustainability Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1. To encourage sustained economic growth.	?	✓	✓	-	?	✓	✓	-	-	-	-	X	?	?	-	X	✓	✓	-	✓
2. To improve the quality of the public realm & built environment.	✓	✓	-	-	-	-	-	-	✓	?	✓	-	?	?	✓	?	-	-	-	✓
3. To improve the attractiveness of West Bromwich as an area to live.	?	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	?	?	?	-	?	?	-	-	-
4. Improving accessibility and movement to and within the area.	?	-	-	-	-	✓	-	-	✓	-	✓	X	?	?	✓	-	-	-	-	✓

- 2.13 The different stages of the Sustainability Appraisal process are detailed below, with an indication of where the stages are addressed within the SA Report. The table is an extract from guidance provided in *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (2005)*.
- 2.14 The Sustainability Appraisal Report was sent to the specific consultation bodies with environmental responsibility and other bodies/agencies with an interest, for comment at the preferred options stage of the AAP prior to the preparation and production of the document required for the publication and submission stages. The Preferred Options stage of the process was undertaken for a six week period from 23rd June 2008.
- 2.15 The specific consultation bodies will again be consulted at the publication stage.

Table 4: SA stages and stages covered in the SA Report.

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.	Location in report
A1: Identify other relevant policies, plans and programmes and sustainability objectives.	Scoping Report
A2: Collecting baseline information.	Scoping Report
A3: Identifying sustainability issues and problems.	Scoping Report
A4: Developing SA Framework.	Scoping Report
A5: Consulting on the scope of the SA.	Scoping Report
Stage B: Developing and refining options and assessing effects.	
B1: Testing the AAP objectives against the SA Framework.	Scoping Report, Section 4 & Appendix G
B2: Developing the AAP options.	Section 4 & Appendix G
B3: Predicting the effects of the AAP.	Section 6, Appendices H & I
B4: Evaluating the effects of the AAP.	Section 6, Appendices H & I
B5: Considering ways of mitigating adverse effects and maximising beneficial effects.	Section 7 & Appendix I
B6: Proposing measures to monitor the significant effects of implementing the AAP.	Section 8 & Appendix J
Stage C: Preparing the Sustainability Appraisal Report.	
C1: Preparing the SA Report.	All sections
Stage D: Consulting on the preferred options of the AAP and SA Report.	
D1: Public participation on the SA Report and the AAP.	Scoping, Issues and Options, Preferred Options
D2: Assessing significant changes.	N/A
D3: Making decisions and providing information.	N/A
Stage E: Monitoring the significant effects of implementing the AAP.	
E1: Finalising aims and methods for monitoring.	N/A
E2: Responding to adverse effects.	N/A

3. AREA ACTION PLAN OBJECTIVES

3.1 The West Bromwich Area Action Plan objectives (listed below) have been derived from Sandwell Plan's Strategic Choices, the key objectives of the Regional Spatial Strategy (2004) and the Sandwell Unitary Development Plan (2004).

Objective 1 - To encourage sustained economic growth by:

- Increasing and improving the quality and choice of retail provision in the town centre.
- Increasing and diversifying the level of, employment, leisure, cultural and social opportunities within the town centre.
- Enhancing the image of the area to encourage indigenous and inward investment.
- Providing easy access to a wide range of employment opportunities and services within the town centre.
- Defining an appropriate town centre boundary, including a primary shopping area and areas of predominantly leisure, business and other main town centre uses.

Objective 2 - To improve the quality of the public realm and built environment by:

- Modernising the built form and urban fabric to transform the town's identity and provide it with a new contemporary image.
- Conserving and where possible enhancing the historic environment.
- Raising standards in architectural design and quality.
- Creating a balance between vehicular traffic and cycle and pedestrian movement.
- Creating streets and spaces which people want to be in and enjoy using.
- Reinforcing key gateways and nodes throughout the area.
- Reviewing and interpreting the Public Realm Strategy for specific sites and areas of the town.
- Developing planning and design guidance for strategic sites and areas and, where necessary, developing detailed master plans.

Objective 3 -To improve the attractiveness of West Bromwich as an area to live by:

- Improving the range, quality and affordability of accommodation on offer within the town centre and adjoining neighbourhoods.
- Reducing the actual and perceived level of crime and anti social behaviour.
- Improving the quality of and access to public open spaces.
- Working closely with key service providers, such as Education and Health, to ensure improvements to infrastructure can be delivered.
- Promoting a vital and vibrant town centre that offers a wide and varied range of facilities capable of meeting the community's needs.
- Identifying and allocating sites to fulfil the housings needs of the area.

Objective 4- Improving accessibility and movement to and within the area by:

- Giving greater priority to pedestrian movements in certain parts of the town centre.
- Developing routes and crossings that are safe and attractive and balance the needs of the pedestrian and the car.
- Promoting the use of public transport, through improvements to infrastructure and accessibility to services.
- Developing a hierarchy of roads across the town that meet the needs of an expanded town centre.
- Providing an appropriate level of short and long stay car parking that meet the future long term needs of the town.
- Providing a co-ordinated approach to signage, furniture, lighting and paving materials to create a stronger sense of place and identity.

3.2 The West Bromwich AAP covers the area bounded approximately by Newton Road to the north, the greenbelt to the east, the rail line to the south and Swan Lane, Church Lane and Vicarage Road to the north west. Refer to *Appendix A: Plan of West Bromwich AAP Area*.

3.3 The West Bromwich AAP area comprises the town centre area, the Lyng area, Greets Green/Carters Green District Centre, industrial/business areas to the south (Brandon Way and Kelvin Way), Dartmouth Park and large residential areas. The AAP area comprises a section of the Midland Metro Line 1, a small section of the Borough's canal network and High Street Conservation Area. The West Bromwich AAP area comprises a number of deprived neighbourhoods and communities, which are supported by active community groups, organisations and networks involving West Bromwich Town Team. There are opportunities to change land uses and focus investment to improve the social, economic and environmental character of the area.

3.4 The purpose of the West Bromwich AAP is to provide a joined up, spatial, land use policy framework to guide and deliver development, taking account of the current context and projected needs and demands in an attempt to balance the needs of the existing business and residential communities, which will subsequently establish clarity of direction.

3.5 "Area action plans should be used when there is a need to provide the planning framework for areas where significant change or conservation is needed. Area action plans should:

- deliver planned growth areas;
- stimulate regeneration;
- protect areas particularly sensitive to change;
- resolve conflicting objectives in areas subject to development pressures; or,
- focus the delivery of area based regeneration initiatives," (Planning Policy Statement 12: Local Spatial Planning, 2008).

- 3.6 It is evident that there has been investment in West Bromwich through significant completed developments including the Lyng Health Centre, the pUBLIC, Astle Outlet Park and the Midland Metro Line 1, which all serve to improve the image and promote the town. However, there is a much greater need for further investment in order to facilitate the transformation of West Bromwich to become a Sub-Regional Centre as identified in the Regional Spatial Strategy.
- 3.7 There are a number of committed and proposed schemes within the AAP area, which will further build on recent investment from Sandwell MBC and the private sector by supporting and improving the physical and social infrastructure. These include completion of the pUBLIC and the Public Square, significant retail and mixed-use proposals for the development of a new Tesco and other units, the refurbishment of Queen Square, the Eastern Gateway mixed-use scheme, development of a new leisure centre, college and office space.
- 3.8 The West Bromwich AAP has been prepared in order to plan for the future growth (residential, retail, office) of West Bromwich and to set that growth within the context of infrastructure, health, education and community provision. West Bromwich has seen significant housing growth in recent years and it is recognised that infrastructure improvements must be continually made in terms of health, education, and community and open space provision in order to support that growth.
- 3.9 The AAP proposals that are to be delivered within the plan period will bring significant benefits to West Bromwich, including new educational facilities and improvements to accessibility. It is important that the next phases of growth are addressed as part of a sustainable approach in order to create a best fit between development and the capacity of infrastructure and services.
- 3.10 The AAP sets out a policy and development framework for the regeneration of the West Bromwich area and demonstrates how new development as part of a plan led approach can bring wider benefits to the West Bromwich area in general and the Town Centre in particular. The AAP also demonstrates how the provision of different uses will relate to health, education, community and open space provision. The AAP will create an appropriate balanced approach to land use change through identifying new sites to be brought forward for housing whilst recognising the importance of retaining a local employment role for local and Borough wide benefit.
- 3.11 The development of sustainable, residential and mixed-use communities is dependant in part on the adoption of an appropriate phasing strategy, creating a balance of uses supported by infrastructure (transport, education, health, open space and local facilities).
- 3.12 In order to provide land for new housing the AAP identifies sites and areas that are suitable for land use change, with significant areas proposed for transformation from employment to residential. The identification of significant areas of existing employment land to be made available for residential development will provide the opportunity to develop new sustainable communities and deliver quality housing that will further broaden and improve the range within the West Bromwich area.

- 3.13 The Council is keen to ensure that high standards of design are achieved across the Borough. The AAP presents the opportunity to achieve better housing choice and wider regeneration benefits for West Bromwich and subsequently sets out the key design principles that will have to be addressed when sites are being developed.
- 3.14 In summary there remain a number of issues of local and Borough wide concern, which need to be addressed by the AAP:
- The need to promote and develop West Bromwich as a Sub-Regional Centre through the establishment of quality development, the provision of quality, 24 hour infrastructure and facilities (that perform an integral role within a main centre) and continued improvements to accessibility;
 - The ongoing need to identify further residential land to accommodate new households in the West Bromwich area in high quality developments;
 - The need to retain and protect local employment areas from encroachment;
 - The need to improve the environment by reducing pollution and investing in community open space;
 - The need to ensure continued improvements in the social and physical infrastructure, including recreation facilities and schools;
 - The need to support further investment in local retail provision and improving accessibility to the Town Centre from existing and new developments.
 - The need to develop a transport system that can enable more efficient movement and sustain additional traffic generated by new development.

4. DEVELOPING AND ASSESSING THE AREA ACTION PLAN OPTIONS

- 4.1 The West Bromwich AAP has been prepared in accordance with regulations set out in legislation and government guidance. The plan making process is geared to facilitating involvement of the community and stakeholders during the front-loading, pre-production and production stages. Three formal stages of formal consultation provide the opportunity for further representations and adaptations.
- 4.2 The preferred strategy was developed from a series of potential options, as a means of achieving the objectives of the AAP. A range of site specific options were then developed and assessed with a view to contributing to the realisation of the AAP objectives in line with the preferred strategy.
- 4.3 The formal consultation stage on the issues and options of the West Bromwich Area Action Plan, as set out in the approved Sandwell Local Development Scheme, began in August 2006. Prior to this formal stage there was a period of preparatory work based on the Sandwell Unitary Development Plan (UDP, 2004), which was adopted in April 2004. Following the adoption of the UDP and prior to the introduction of the new Local Development Framework (LDF), Town Plans were prepared and adopted as Supplementary Planning Guidance for three of Sandwell's Six Towns: Rowley Regis, Smethwick and West Bromwich. With the advent of the LDF it was not feasible to complete Town Plans for the remaining Town Plans for the remaining three towns: Oldbury, Tipton and Wednesbury. Instead, the Council prepared a Town Planning Statement for each of them.
- 4.4 The West Bromwich Town Plan (2004) provided supplementary planning guidance to the UDP (2004) policies and proposals in the form of further guidance for groups of sites allocated in the UDP (2004) and identified additional potential development sites. Sites identified within the West Bromwich Town Plan did not have allocated status, however this earlier process of site identification enabled further, detailed assessment as part of the preparation of the West Bromwich AAP with consideration for inclusion within the Preferred Options document and the later Publication Document.
- 4.5 As the Sandwell UDP (2004) was adopted in April 2004, the Council initially "saved" all of the policies until 2007 while replacement policy documents were being prepared as part of the Local Development Framework. The Council have "re-saved" a significant proportion of the UDP Policies for a further period until adoption of the Site Allocations and Delivery DPD in 2012, though a large number of policies have been deleted either because they have been implemented, are now irrelevant or have been superseded by policies contained within the Adopted Black Country Joint Core Strategy (2011) national or regional policy. When adopted, the West Bromwich AAP will supersede the UDP (2004) and the West Bromwich Town Plan (2004).

- 4.6 Formal consultation was undertaken on the West Bromwich Town Plan (2004) at the Draft stage and as a result a wide range of issues and opportunities have been identified and discussed. Though in the majority of instances these issues and opportunities have largely remained unresolved or have not been implemented, their identification and discussion has led to them being carried forward and incorporated within the West Bromwich AAP.
- 4.7 Sandwell's Town Teams have been established to ensure that communities can participate in the plan making process at a neighbourhood level and articulate their concerns, needs and aspirations for their local areas. The town teams relay and advocate community concerns at neighbourhood/town level in order to enable the Sandwell Partnership to act collectively in addressing those concerns.
- 4.8 The Issues and Options Paper set out the existing localised issues within the wider local, regional and national policy context, whilst presenting a projected, strategic vision for the solutions and general development of the West Bromwich AAP area. The strategic vision focused on the key local social, economic and environmental features of the AAP area and established four plan objectives concerned with encouraging sustained economic growth, improving the quality of the public realm and built environment, improving the attractiveness of West Bromwich as an area to live and improving accessibility and movement to and within the area. The document was approved by the Cabinet Member for Regeneration and Transport 21st June 2006.
- 4.9 Following the distribution of the Issues and Options Paper (responses were invited over a four month period) a number of written responses were received, which led to meetings with various interested parties, including stakeholders and local residents. Responses were considered in conjunction with the appraisal process, leading to the development of a preferred strategy and specific site options. A number of the option sites were later omitted from the AAP, prior to the preferred options stage.

Frontloading and Consultation

- 4.10 A vast dichotomy of local groups, stakeholders, specific consultees etc were involved in the frontloading stage during the preparation of the AAP in line with guidance and the Council's Statement of Community Involvement (2007). This then paved the way for further dialogue and correspondence with stakeholders, leading in many cases to the promotion of sites by landowners. The Consultation Bodies with environmental responsibility were formally consulted on the Scoping Report in order to determine the scope and level of detail of the SA Report. The Specific Consultees and interested local bodies were then formally consulted on the Issues and Options Paper.
- 4.11 The involvement of key stakeholders and council departments in the AAP preparation process provided important input regarding housing, employment, transportation and access, education, culture, leisure and green spaces, which assisted the development of options.

Option Development link to Preferred Strategy/Alternatives

- 4.12 The development of options for the West Bromwich AAP was carried out in two procedural stages. Firstly a number of potential overarching AAP wide strategies were established in response to achieving the plan objectives. The social, economic and environmental of these potential options were then considered through assessment against the Sustainability Objectives in order to determine the Preferred Strategy.
- 4.13 Secondly, potential development sites were identified and a series of realistic land use alternatives were considered in accordance with supporting the established Preferred Strategy. The social, economic and environmental effects of each option and the alternatives were considered by planning officers, with the benefit of responses received to the Issues and Options Paper. These options were then considered against the Sustainability Objectives in order to identify the potential significant adverse effects from a sustainability perspective. This mechanism was not used to determine the preferred option, but rather to assist the process and provide justification, by providing a strong indication of which option would be the most sustainable. When determining the preferred option, there may have been other factors that required consideration in addition to the significant adverse sustainability effects. Where this was the case, explanations were presented, the preferred option justified and mitigation measures were provided.
- 4.14 Following the Preferred Options stage a number of changes (including the removal of proposals and changing of land use proposals) were made to the AAP, which was then consulted on one further time as the Proposed Changes to the Preferred Options. Assessments for these sites were then conducted again in order to account for the changes.

Methodology

- 4.15 First stage: alternative ways considered for meeting the plan objectives.
List of considered strategies

Plan Objective 1: To encourage sustained economic growth

- **Option A:** Regenerate the Town Centre by increasing the net additional retail floorspace with a tightly defined primary shopping area.
- **Option B:** Regenerate the town centre through pursuing a more balanced economy by encouraging a greater variety of town centre and employment uses within a tightly defined primary shopping area and expanded town centre core.
- **Option C:** Regenerate the town centre through pursuing a more balanced economy by encouraging a greater variety of town centre and employment uses within a tightly defined primary shopping area and expanded town centre core, whilst also safeguarding and promoting high quality employment uses at strategically accessible locations.

Plan Objective 2: To improve the quality of the public realm and built environment

- **Option A:** Pursue a strategy that reinforces the traditional role of the High Street through high quality treatment and development.

- **Option B:** Pursue a strategy that defines the core are of the town through a single standard of treatment and development character.
- **Option C:** Pursue a strategy that develops a hierarchy of streets and places with particular emphasis on the treatment and development of key gateways and routes.

Objective 3: To improve the attractiveness of West Bromwich as an area to live.

- **Option A:** Through developing a range of sites for residential purposes to meet the housing needs of the area.
- **Option B:** Through providing a balance of additional uses such as retail, leisure, culture and recreational floorspace, encouraging a greater variety of evening time activities, including more family friendly activities/venues including residential development within the core area.
- **Option C:** Through providing a balance of additional uses such a s retail, leisure, culture and recreational floorspace, encouraging a greater variety of evening time activities, including more family friendly activities/venues including residential development within the core area and through working with key service providers, such as education and health, to ensure physical improvements to the infrastructure are delivered.

Objective 4: Improving accessibility and movement to and within the area.

- **Option A:** Dispersed distribution of car parking and bus services across the town centre.
- **Option B:** Improving accessibility and traffic movement around the town centre, with bus services in easily accessible locations and car parking being easily accessible from the strategic highway network.
- **Option C:** Providing a balanced transportation strategy with an emphasis on prioritising and improving accessibility for pedestrians and cyclists within the town centres as well as providing improvements to infrastructure to provide greater accessibility to vehicles and with car parking being accessible from the strategic highway network.

4.16 Following sustainability appraisal of the strengths and weaknesses of the alternatives, it was decided to develop a strategy for the Area Action Plan comprising the following elements:

- **Option 1C:** Regenerate the town centre through pursuing a more balanced economy by encouraging a greater variety of town centre and employment uses within a tightly defined primary shopping area and expanded town centre core, whilst also safeguarding and promoting high quality employment uses at strategically accessible locations.
- **Option 2C:** Pursue a strategy that develops a hierarchy of streets and places with particular emphasis on the treatment and development of key gateways and routes.
- **Option 3C:** Through providing a balance of additional uses such a s retail, leisure, culture and recreational floorspace, encouraging a greater variety of evening time activities, including more family friendly activities/venues including residential development within the core area

and through working with key service providers, such as education and health, to ensure physical improvements to the infrastructure are delivered.

- **Option 4C:** Providing a balanced transportation strategy with an emphasis on prioritising and improving accessibility for pedestrians and cyclists within the town centres as well as providing improvements to infrastructure to provide greater accessibility to vehicles and with car parking being accessible from the strategic highway network.

- 4.17 It was decided due to the localised nature of the AAP that a proportionate and reasonable way of appraising both the alternative strategies and the alternative options was to use a simplified version of the matrix suggested in Appendix 11 of Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (2005), whereby the alternatives were “scored” against the sustainability objectives. This method is to assign a numerical value to the impacts as follows: (++) = +2, (+) = +1, (0) = 0, (-) = -1, (--) = -2) giving an indicative sustainability “score” for each option.
- 4.18 The mechanism by which site options were assessed was designed purely to identify the resultant significant adverse sustainability effects of each alternative and was not to be used to choose a preferred strategy or site option. This information was then used as guidance in the process of determining the preferred strategy and site options and would also provide an insight as to what site specific options would require further, detailed assessment in order to gauge the extent of significant adverse effects and the mitigation measures that would be required in order to prevent, reduce or offset these. Refer to *Appendix J: Plan of West Bromwich AAP Proposals*.
- 4.19 Following the site assessment process a number of proposal sites were discounted for a number of reasons.
- A number of sites were judged to be too insignificant in size to represent a significant regenerative opportunity or to contribute towards the plan objectives.
 - It was established that the development of particular sites for housing would not be appropriate due to existing on and off site uses.
 - The development process on a number of sites had already been initiated and planning permission granted in accordance with the existing planning framework (UDP, 2004).
- 4.20 It was noted that there were some difficulties in the collection of baseline information in that not all of the information is current for 2011 and there are gaps in information, which result in uncertainty in the appraisal process. Similarly there can be uncertainties in assessing what might be the effects of different options - clearly the process assists in highlighting potential sustainability implications, but the process involves value judgements as well as ‘facts’. It is acknowledged that the assessment of site options was indicative, as the overall “sustainability” of site options and alternatives was determined by the weighting of the sustainability objectives (social, economic and environmental) selected.

5. ASSESSMENT OF EFFECTS

- 5.1 As required by SA Regulations, secondary, cumulative and synergistic effects have been identified and evaluated during the assessment. The assessment of effects enables the identification of positive and negative effects as a result of implementing proposals.
- 5.2 The process of assessing effects involved the prediction, assessment and evaluation of the effects of each proposal against Sandwell's sustainability objectives, covering social, economic and environmental aspects. The **Prediction** of effects was concerned with what type of effect the proposal would have on the social, economic and environmental objectives over the short, medium and long term. The **Assessment** of effects was conducted by providing a rating according to the significance based on ++ = major positive impact, + = positive impact, 0 = neutral, - = negative impact, -- = major negative impact, ? = unclear. The **Evaluation** of effects looked at whether the effect was negative, could be mitigated, or the proposal modified or deleted. If the effect was adjudged to be neutral or positive it was investigated whether these could be enhanced or the proposal be modified. If the type of resultant effect was unclear, it was important to identify additional information that would assist the evaluation process. Refer to *Appendix H: Basic Assessment Matrix of Significant Effects* and *Appendix I: Detailed Assessment Matrix of Significant Effects*.
- 5.3 Sandwell MBC officers assessed the potential site options and then the preferred options in more detail against the sustainability objectives with a view to identifying the potential significant adverse effects that may arise as a result of implementation. Where it was identified that preferred options were likely to generate significant adverse effects in response to specific sustainability objectives, these were then assessed in more detail, in order to identify the significance of the potential effects and assist in identifying ways in which these may be mitigated. Qualitative predictions were made regarding the potential significant adverse effects in accordance with guidance, which indicates that broad based and qualitative predictions can be as valid as quantitative predictions, as long as they are supported by research, discussions or consultation.
- 5.4 The assessment of effects enabled the identification of multiple types of effects including **secondary**, effects that are not a direct result of the AAP, but occur away from the original effect or as a result of a complex pathway; **cumulative**, where insignificant individual effects have a greater combined effect; and **synergistic**, effects that interact to produce a total effect greater than the sum of the individual effects. Short, medium and long term effects were also identified, as were temporary and permanent effects, which provided a greater understanding of the effect and the appropriate mitigation measures required.

- 5.5 The assessment of effects was conducted in two stages. After establishing and justifying the preferred options for each proposal site, these were then assessed against the sustainability objectives with the aim of ascertaining, which of the preferred options would be in conflict and therefore generate potential significant adverse effects. These sites that were identified to be in conflict with the sustainability objectives were then assessed in detail in order to distinguish the nature of the significant effects and identify appropriate mitigation measures.
- 5.6 The basic assessment of effects concluded that there were a large number of sites creating non-sustainable effects, though the majority of these were generic and unavoidable, e.g. resources/materials being used up as the result of development. These effects were not considered significant and were not factored into the detailed assessment as they were considered to be unavoidable effects. The assessment of effects is detailed in *Appendix H: Basic Assessment Matrix of Significant Adverse Effects* and the detailed assessment of effects is detailed in *Appendix I: Detailed Assessment Matrix of Significant Adverse Effects*.
- 5.7 It is evident that the implementation of the AAP and proposals will create significant positive effects for West Bromwich and the wider Borough area. It is envisaged that improvements to the road network will make the town centre more accessible to both the local population and passing trade, which is likely to have a beneficial impact on its viability. The vitality of the town centre will be greatly aided by the provision of mixed-use development, employment generating office development and retail expansion, coupled with the significant provision of new housing (population growth) in close proximity.
- 5.8 It may be perceived that a number of negative effects would arise as a spin off from these positive effects including the potential increased pressure on local facilities and the loss of employment opportunities etc. However, it is envisaged that increased strain on local facilities will make the provision of existing and additional facilities more sustainable and therefore increase the vitality of West Bromwich and though there is the potential for the loss of a significant portion of employment land, there is the potential for concentrating employment opportunities within redefined areas through the relocation of displaced operations to suitable, alternative, local sites.

Secondary, Cumulative and Synergistic Effects

- 5.9 It is envisaged that new residential development will not only have but also generate greater access to infrastructure, local facilities and transportation. The introduction of new residential developments will indirectly provide more usage and surveillance of the major open spaces within the area and will indirectly provide a source of finance for making major improvements to the open space network, through developer contributions.

- 5.10 New residential development will have a major cumulative effect on the physical and social infrastructure. The projected number of new dwellings and the potential subsequent population increase within the area will have implications for schools, health facilities, open space etc. A further cumulative effect is that a combination of individual developer contributions will give rise to a significant resource for improvements to the physical and social infrastructure.
- 5.11 Synergistic effects may occur as a consequence of road and junction improvements coupled with new residential development, which will make the town centre more viable, support and sustain the sub regional centre. The combined developer contributions for open space and play space will create a significant resource for improving the local open space and the green space network. A further synergistic effect is anticipated to arise from the series of improvements to the environment, as a number of older and marginal industrial sites or unpopular housing areas are replaced with new mixed tenure residential communities or new employment and new facilities including schools and open space are provided. The anticipated effect is that these developments will help to transform the currently poor image and environment of West Bromwich, in line with the aspirations of the Sandwell Plan and the Black Country Study.

Duration and Significance of Effects

- 5.12 There is likely to be considerable short term and medium term disruption to the local environment arising from construction. In particular, junction improvements will result in building works and construction traffic, which will inevitably have an impact on general traffic. This will result in noise, disturbance and other negative effects within the town centre that will affect businesses, local traffic and local residents. Similar short term disruption may occur with the redevelopment of larger proposal sites, which may be prolonged during a number of phases. It is, however, anticipated that the long term effects of all of these activities will outweigh the short term negatives and ultimately result in significant improvements to the town centre, local infrastructure, environment and community.
- 5.13 West Bromwich was designated as one of four sub-regional centres within the Regional Spatial Strategy, and it is therefore evident that the effects arising as a result of the implementation of the AAP will be of at least sub-regional significance. New housing development, the loss of employment land and retail expansion in the West Bromwich area will have an effect on other areas within the borough, especially those in close proximity. However, the emerging Site Allocations and Delivery DPD for Sandwell, will provide a borough wide planning framework with the aim of balancing development options and potential effects on a larger scale. Significant adverse effects that may arise in the West Bromwich area in relation to the loss of employment land may be balanced with employment land proposals elsewhere within the borough as part of the overarching strategy to promote employment growth in certain areas. There are major plans for the consolidation of existing employment and the concentration of further opportunities within the Hill Top corridor and the sections of the redefined employment zone in close proximity to West Bromwich in order to maintain an appropriate portfolio of local employment land.

Conclusions

- 5.14 Overall, the AAP achieves a good level of sustainability as the SA and SEA processes, which have been interlinked with the AAP process in accordance with regulations and guidance, have heavily informed the development and refinement of site options and the mitigation of potential adverse effects.

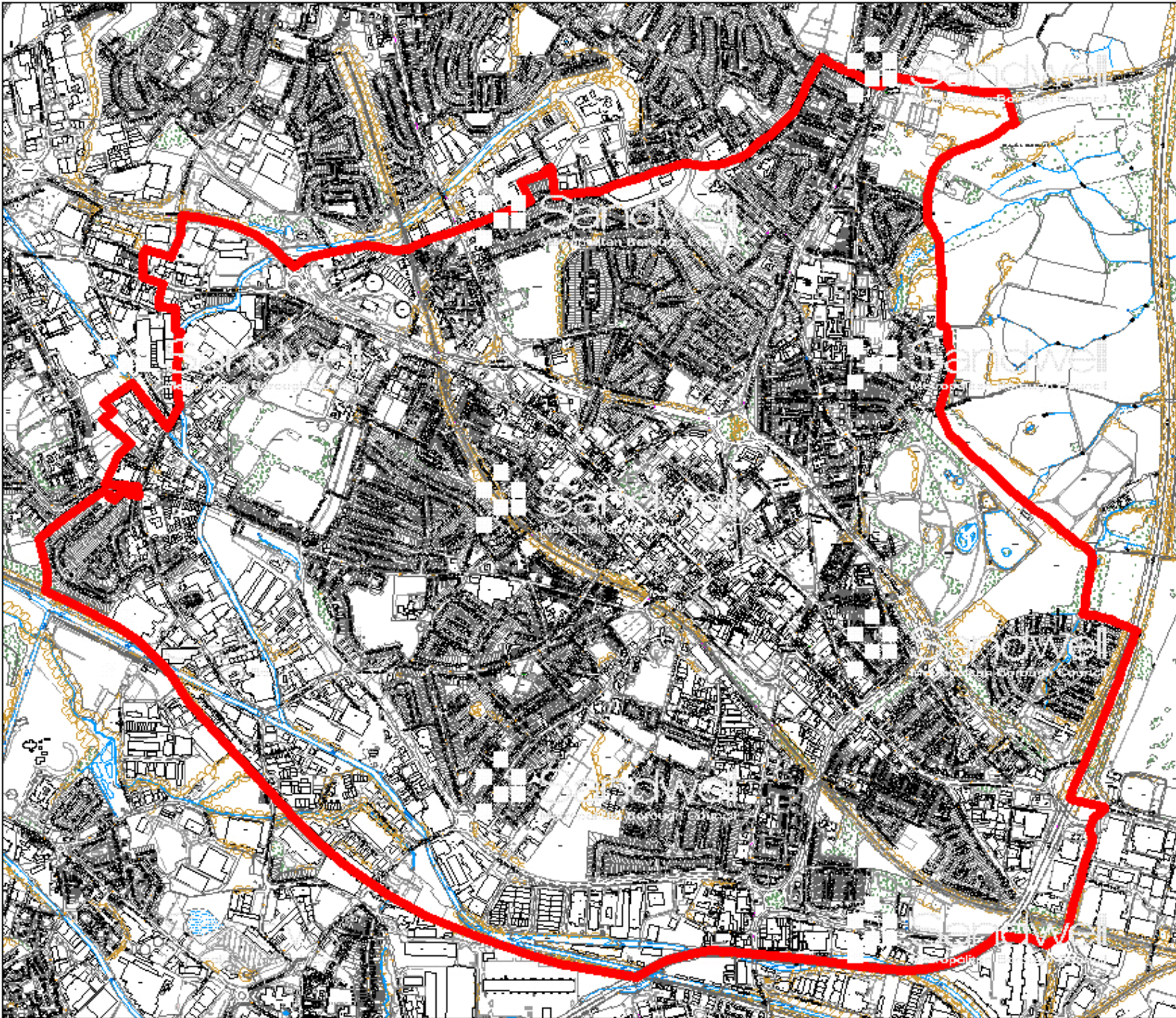
6. MITIGATION

- 6.1 The SA Report must include measures to prevent, reduce or offset significant adverse effects on the environment as a result of implementing the AAP. These measures are referred to as 'mitigation measures', but they include proactive avoidance of adverse effects as well as actions taken after effects are noticed. Mitigation measures may also include recommendations for improving beneficial effects.
- 6.2 Mitigation can take a wide range of forms including:
- changes to the DPD as a whole, including bringing forward new options, or adding or deleting options;
 - refining policies in order to improve the likelihood of beneficial effects and to minimise adverse e.g. by strengthening policy criteria;
 - technical measures to be applied during the implementation stage, e.g. buffer zones, application of design principles;
 - proposals in EIA's accompanying planning applications; and
 - proposals for changing other plans and programmes.
- 6.3 Following the assessment and subsequent identification of effects, it was possible to consider mitigation measures in detail in order to prevent, reduce or offset potential adverse effects on specific sites. It is important that the recommended mitigation measures are considered at an early stage in the planning application and development brief processes and are given legal weight through consolidation as planning conditions.
- 6.4 There are a number of ways in which the potential adverse effects of new residential development on social and physical infrastructure can be mitigated including securing planning obligations in the form of developer contributions for the provision and improvement of open space. The lack of access to new housing for people on limited incomes can be overcome through the provision of affordable housing including a mix of discounted market housing, shared ownership and rented housing of differing sizes and types depending on identified need.
- 6.5 The potential adverse effects of transformational change of existing employment land for other uses (residential) may be mitigated through the relocation of opportunities to redefined employment growth areas.
- 6.6 The environment will be impacted on by the implementation of the AAP and new development in general, however, these impacts may be reduced through the promotion of measures to assist the continuation of habitats on sites that are of biodiversity value but are not recognised as designated sites.
- 6.7 The mitigation measures considered to prevent, reduce or offset the potential significant adverse effects are detailed in *Appendix I: Detailed Assessment Matrix of Significant Adverse Effects*.

7. MONITORING

- 7.1 Regulations and guidance require Local Planning Authorities to undertake the monitoring of progress of implementing LDDs and findings of SA monitoring as well as other aspects and present the findings in an Annual Monitoring Report.
- 7.2 The SEA Directive (Article 10.1, 2001) states that, "member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, *inter alia*, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action". It is also stated that the Environmental Report shall include "a description of the measures envisaged concerning monitoring" (Annex I (i), SEA Directive, 2001).
- 7.3 Monitoring allows the actual significant effects of the implementation of the AAP to be tested against those predicted in the SA. It thus helps to ensure that problems, which arise during implementation can be identified and future predictions made more accurately. It can also be used to collect baseline information for future LDDs. Information and indicators can be drawn from existing sources at national, regional and sub-regional levels to avoid any unnecessary duplication.
- 7.4 Guidance advises that monitoring arrangements should be designed to provide information that can be used to highlight specific performance issues and significant effects, and lead to more informed decision-making. It is highlighted that monitoring can also be a useful source of baseline information for future DPDs, and LPAs may be able to use it to fill gaps in this information as well as that needed for EIAs of projects.
- 7.5 Guidance also stresses that LPAs need to ensure monitoring information is appropriate to their needs, up to date and reliable, and that sources of information are referenced. The SEA Directive specifically requires monitoring to identify unforeseen adverse effects and to enable appropriate remedial action to be taken. It may be difficult to implement monitoring mechanisms for unexpected effects, or to attribute such effects to implementation of the DPD when they occur. However, in line with European Commission guidance (2003), this provision may be understood as covering effects which differ from those which were predicted, or unforeseen effects which are due to change of circumstances.
- 7.6 Guidance encourages LPAs to consider how to react if monitoring reveals adverse effects. While the SEA does not create new obligations on environmental protection, other legislation, licensing arrangements or policies may require action on the part of either the LPA or another body. Guidance also suggests that the details of any contingency arrangements could be included in the mitigation measures set out in the SA Report and in the DPD itself.

- 7.7 Sandwell Local Planning Authority produces an Annual Monitoring Report (AMR). The AMR is the main mechanism for reviewing the effectiveness of current policies in the UDP (2004) and for policies emerging in the Local Development Framework. In order to monitor planning policies, 27 'core output indicators' are used; these are set at national level and apply to all planning authorities. They measure the direct effects of a policy and are used to assess whether policy targets are being achieved.
- 7.8 The core output indicators are grouped into Business Development (6), Housing (8), Transport (2), Local Services (3), Minerals (2), Waste (2), Flood Protection (1), Biodiversity (2) and Renewable Energy (1). These may be revised in the light of any new guidance. It is anticipated that Sandwell will also develop its own indicators in future.
- 7.9 The AMR process will monitor many of the key outputs appropriate to the West Bromwich AAP, including the housing trajectories, dwelling completions, affordable housing completions, development and loss of employment land and the amount of residential development close to certain services.
- 7.10 Some other outputs will continue to be monitored by appropriate agencies such as air and water quality and crime statistics; relevant information will be obtained from these agencies. In addition, some of the more local qualitative information can be monitored at West Bromwich Town level, through the West Bromwich Town Team (i.e. Sandwell Council and partner organisations). Progress on the individual allocations within the West Bromwich AAP can also be monitored by the planning authority. It is proposed that in tandem with the Sandwell AMR, a supplementary report is prepared annually for the West Bromwich AAP.



**APPENDIX A:
WEST BROMWICH
AAP AREA**

Scale



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APPENDIX B: SA FRAMEWORK

SA Objective	Headline Indicator(s)	Detailed Indicator(s)	Source
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions which affect their quality of life within Sandwell	Opportunities for, and levels of, participation in the AAP/SA process.	Numbers of organisations participating e.g. resident/tenant/trader. Level of response to community engagement.	SMBC
2. Reduce crime, fear of crime, and antisocial behaviour	Level of different types of crime, resident surveys of perception of crime.	Crimes per 1,000. Crimes in policing target areas.	Police Crime Fighting Team/ West Bromwich Town Team
3. Improve health and reduce inequalities in access to health and social care	GP services locally, other social/health care locally.	Number of facilities within certain distance.	PCT SMBC
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage	Index of Multiple Deprivation	Deprivation overall and on particular 'scores'. Position relative to Town, Sandwell, England.	IMD
5. Improve access to education and lifelong learning for all	Adult Education participation. Access to education opportunities.	Number of facilities within certain distance.	SMBC
6. Improve access to services for all	Access to shops, services locally.	Number of facilities within certain distance e.g. shops, P.O.s, childcare.	SMBC
7. Increase cultural and recreational activity for all communities	Access to leisure, recreation or cultural activities.	Number of facilities within certain distance e.g. play, open space, youth provision, leisure or recreation facilities.	SMBC

8. Provide decent homes for all	Housing quantity and "affordability" . Housing standards.	Completions for houses and affordable houses. Percentage of affordable houses against policy target. Number of houses at Decent Homes standard.	SMBC
9. Value, enhance and protect built environment assets	Condition, retention, loss of built environment.	Amount of vacant or underused or contaminated land brought into development. Loss of or damage to protected buildings or areas.	SMBC
10. Value, enhance and protect important natural assets including biodiversity	Condition, retention, loss of natural environment.	Amount of or change to nature conservation designations, plants, species.	SMBC, B&BCWLT.
11. Encourage high quality, attractive and safe built and natural environments	Quality of local environments	Quality appraisal of schemes in AAP area (based on compliance with Adopted SPG).	SMBC.
12. Improve air, water and soil quality	Level of air, water and soil quality	Pollution levels. Levels of air pollution. Contaminated land.	EA. SMBC.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy	Levels of energy efficiency, and use of renewable energy.	Numbers of energy-efficient developments or schemes (BREEAM or Ecohome standards).	SMBC.
14. Conserve natural resources	Reduction in use of natural resources	As above, plus percentage of development on brownfield land.	SMBC
15. Increase transport choice and reduce the need to travel	Travel modes and volume.	Traffic/HGV levels. Levels of passenger travel. Density of development. Connections to transport network.	SMBC
16. Minimise growth in waste and encourage re-use, recycling and recovery	Levels of waste and recycling.	Household waste/recycling. Use of recycled materials in development.	SMBC

17. Improve and regenerate the economy to provide jobs for all	Levels of economic activity.	Numbers of firms. Amount and type of loss or gain in designated employment sites.	SMBC
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work	Levels of new opportunities. Support for voluntary activity.	Numbers of high quality employment opportunities. Level of support to voluntary sector.	SMBC
19. Ensure everyone has the skills they need to access the job they want	Qualifications and skills levels.	Qualifications/skills at different ages/levels.	SMBC IMD
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business	Opportunities for and take-up of new of expanded businesses.	Planning consents, business start-ups, growth/loss of employment, land availability.	SMBC

APPENDIX C: ODPM SA REPORT CHECKLIST

Objectives and Context	Location in report
The plan's purpose and objectives are made clear.	Section 3
Sustainability issues, including international and EC objectives, are considered in developing objectives and targets.	Section 2
SA objectives are clearly set out and linked to indicators and targets where appropriate.	Section 2, Appendix B
Links with other related plans, programmes and policies are identified and explained.	Appendix D
Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described.	Section 2
Scoping	
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report.	Section 2
The appraisal focuses on significant issues.	Section 2
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Section 4
Reasons are given for eliminating issues from further consideration.	Section 4
Options/Alternatives	
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.	Section 4
Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant.	Section 4
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared.	Section 4
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	N/A
Reasons are given for selection or elimination of alternatives.	Section 4
Baseline information	
Relevant aspects of the current state of the environment and their likely evolution without the plan are described.	Section 4
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable.	Section 5
Difficulties such as deficiencies in information or methods are explained.	Section 2
Prediction and evaluation of likely significant effects	
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant.	Section 4 & 5
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long term) is addressed.	Section 5
Likely secondary, cumulative and synergistic effects are identified where practicable.	Section 5
Inter-relationship between effects are considered where practicable.	Section 5
Where relevant, the prediction and evaluation of effects makes use of	Section 5

accepted standards, regulations, and thresholds.	
Methods used to evaluate the effects are described.	Section 5
Mitigation measures	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	Section 6
Issues to be taken into account in development consents are identified.	Section 6
The Sustainability Appraisal Report	
Is clear and concise in its layout and presentation.	Yes
Uses simple, clear language and avoids or explains technical terms.	Yes
Uses maps and other illustrations where appropriate.	Yes
Explains the methodology used.	Yes
Explains who was consulted and what methods of consultation were used.	Yes, Section 2
Identifies sources of information, including expert judgement and matters of opinion.	Yes' consultation on Scoping and Issues and Options; and iteration with Planning Officers.
Contains a non-technical summary.	Section 1
Consultation	
The SA is consulted on as an integral part of the plan-making process.	Preferred Options
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions within appropriate time frames to express their opinions on the draft plan and SA Report.	Preferred Options
Decision-making and information on the decision	
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan.	Next stage in SA process.
An explanation is given of how they have been taken into account.	Next stage in SA process.
Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.	Next stage in SA process.
Monitoring measures	
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA.	Section 7
Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA.	Next stage in SA process.
Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions, which prove to be incorrect).	Next stage in SA process.
Proposals are made for action in response to significant adverse effects.	Next stage in SA process.

APPENDIX D: POLICIES, PLANS AND PROGRAMMES

Policies, Plans and Programmes		
Key Issues	Key targets and indicators	Implications for the AAP
PPS1: Delivering Sustainable Development (2005)		
Sets framework for specific policies in other planning statements; provides guidance to support the integration of sustainable development objectives into the preparation of plans and programmes. PPS1 provides guidance for the preparation and content of all LPA policy documents with regard to pursuing sustainable development as part of an integrated approach.	No specific targets, objectives or indicators.	The AAP will contribute to creating mixed use developments, promoting inclusive communities and creating links between places and services. The AAP will provide guidance that advocates the pursuit of sustainable development in an integrated manner, promoting outcomes in which environmental, economic and social objectives are achieved.
PPG2: Green Belts (1995)		
Sets a framework to: <ul style="list-style-type: none"> • retain land in agricultural, forestry and related uses; and • prevent urban sprawl. 	<ul style="list-style-type: none"> • To provide opportunities for access to the open countryside for the urban population. • To provide opportunities for outdoor sport and outdoor recreation near urban areas; • To retain attractive landscapes, and enhance landscapes, near to where people live; • To improve damaged and derelict land around towns; • To secure nature conservation interest; and • To retain land in agricultural, forestry and related uses. 	The AAP must identify suitable brownfield sites for development in order to reduce pressure on the green belt. Suitable links to the open space network must be identified.
PPS3: Housing (2006)		
Sets out the national planning policy framework for delivering the Governments housing objectives and provides guidance for the creation of sustainable communities.	<ul style="list-style-type: none"> • Achieve a wide choice of high quality home, both affordable and market housing, to address the requirements of the community. • Widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need. • Improve affordability across the housing market, including by increasing the supply of housing. • Create sustainable, inclusive, mixed communities in all areas, both urban and rural. • Identify sufficient sites for the delivery of housing over certain 	Interpret studies and programmes in order to determine how much housing land is required and needs to be identified. Ensure the plan addresses the housing requirements of the whole community including affordable housing, mix and type. Identify a flexible supply of housing land (on previously developed land). The AAP will reflect targets for the development of new housing on brownfield land and will provide guidance regarding housing densities within the AAP area, in line with national guidance.

	<p>time periods.</p> <ul style="list-style-type: none"> • Development on previously developed land (national target of at least 60% on brownfield land). 	
PPS 4 - Planning for Sustainable Economic Growth (2009)		
PPS4 provides guidance on planning for sustainable economic growth within urban centres and rural areas. The PPS provides guidance on the selection of town centre sites for suitable uses, car parking for non-residential development and the effective use of conditions for town centre uses.	No specific targets, objectives or indicators, though it is stressed that regional planning bodies and LAs should monitor and review the network and hierarchy of centres, the need for further development and the vitality and viability of centres. The PPS provides a set of indicators to assist when undertaking town centre health checks.	The AAP has considered appropriate uses suited for town centre, edge of centre and out of centre locations.
PPS5: Planning for the Historic Environment (2010)		
PPS5 provides guidance on the preservation and enhancement of the character and appearance of special areas of interest, buildings and structures. PPS5 contains a range of policies that establish the government's vision for historic environments. This includes ensuring that the historic environment and its heritage assets are conserved and enjoyed for the quality of life they bring for future generations.	No specific targets, objectives or indicators.	PPS5 is of specific relevance to the conservation area and listed buildings within the WBAAP area. The AAP will promote the preservation and enhancement of listed buildings and structures, the conservation area, canal structures and areas and buildings of character within the AAP area through policies and proposals.
PPS9: Biodiversity and Geological Conservation (2005)		
The PPS emphasises the importance of applying an integrated approach to the maintenance, enhancement, restoration and additions to biodiversity and geological interests.	No specific targets, objectives or indicators.	The AAP will aim to preserve and enhance the biodiversity and geological conservation interests through policies and proposals.
PPS10: Planning for Sustainable Waste Management (2011)		
The PPS sets out the government's strategy for sustainable waste management and the aim of breaking the link between economic growth and the environmental impact of waste through moving the management of waste up the 'waste hierarchy' of prevention, preparing for reuse, recycling, other recovery, and disposing only as a last resort.	No specific targets, but good, integrated planning and design is seen as key to achieving the main objectives.	No specific implications as such for the AAP as sites and policies will be contained within the Black Country Joint Core Strategy and the SAD.
PPS12: Local Spatial Planning (2008)		
PPS12 explains the function, components and processes involved in local spatial planning.	No specific targets, objectives or indicators.	The AAP should: <ul style="list-style-type: none"> • deliver planned growth areas; • stimulate regeneration; • protect areas particularly sensitive to change; • resolve conflicting objectives in areas subject to development

		<p>pressures; or</p> <ul style="list-style-type: none"> focus the delivery of area based regeneration initiatives. <p>This must be achieved whilst ensuring conformity with higher level policies, plans and programmes.</p>
PPG13: Transport (2001)		
<p>The PPS:</p> <ul style="list-style-type: none"> provides LPAs with the guidance by which to prepare their documents under the new LDF system; advises LPAs on how to engage the public in the planning process; provides guidance on the SA and SEA processes by which the likely social, environmental and economic effects of the plans can be appraised. 	No specific targets, objectives or indicators.	The AAP will provide a strategy promoting the use of and access to sustainable modes of transport.
PPG17: Open Space, Sport and Recreation (2002)		
Policies regarding open space, sport and recreation and how they underpin quality of life.	Local Authorities should set local standards based upon an assessment of need and audit of existing facilities.	The AAP will provide guidance in the form of policies and proposals for the provision and enhancement of open space, sport and recreation facilities, which can provide amenity value, recreational opportunities and contribute to the urban renaissance and community well-being.
PPS23: Planning and Pollution Control (2004)		
<p>The PPS states that:</p> <ul style="list-style-type: none"> LPA's should include appropriate policies for the remediation of contamination; LDDs should include appropriate policies and proposals for dealing with the potential for contamination and the remediation of land so that it is suitable for the proposed development/use; Consideration should be given to these factors during the preparation of DPDs and the determination of planning applications; Matters concerning air, water and land quality can be addressed through planning conditions and obligations. 	No specific targets, objectives or indicators.	The AAP will provide guidance to prevent harmful development and suggest ways by which to mitigate the impact of pollution.
PPS25: Flood Risk (2006)		
<p>The PPG and Draft PPS:</p> <ul style="list-style-type: none"> seek to ensure that development is safe and not exposed unnecessarily to flooding by considering flooding on a catchment wide basis; 	No specific targets, objectives or indicators.	The AAP will provide guidance that takes account of the risk based approach (though no new allocations will be made) and requests the consideration of SUDS. The SPD will be informed

<ul style="list-style-type: none"> • seek to reduce and not increase flood risk; • seek to ensure flood plains are used for their natural purposes, continue to function effectively and are protected from inappropriate development. 		by Environment Agency flood information until a Strategic Flood Risk Assessment has been produced and therefore certain proposals may be requested to include a Flood Risk Assessment.
West Midlands RSS (2004)		
Promotes urban renaissance regeneration of areas through public and private investment, economic, social and environmental revival, radical improvement of the environment and outworn housing, industrial areas and town and city centres.	RSS Policy CF3 deals with levels of distribution of housing development. Minimum target for annual average rate of housing provision in Sandwell is 900 dwellings up to 2011, and 950 from 2011-2021. RSS Policy PA6 deals with the portfolio of employment land. Establishes hierarchy of employment land: first tier sites of regional significance, second tier sites of locally significant employment.	As a direct result of the chain of conformity established at a regional and sub-regional level, the AAP at the local level will be in accordance with the RSS through being in line with the JCS.
RSS Phase One Revision (Black Country Study, 2005)		
A transformational agenda based on revising out-migration, raising income levels, changing the socio-economic mix and transforming the environment.	No specific targets, objectives or indicators.	Need to ensure that the plan contributes to the transformational agenda identified.
Black Country Core Strategy (2011)		
The document comprises strategic policies and provides the strategy for development within the Black Country, which will form the main component of the LDF, to which all documents must conform. The WBAAP area contains the Strategic Centre, which is a focus for investment and regeneration and is located within Regeneration Corridor 12, which also incorporates Oldbury and Smethwick.	The document sets out Core Policy Areas and broad development options within Sandwell's 5 Regeneration Corridors.	The policies and proposals of the AAP must be in conformity with the BCCS.
West Midlands Sustainable Development Framework (2005)		
A framework based on nine sustainability and four key objectives for the West Midlands.	Contains targets relating to private car use, household energy, waste production etc.	Need to ensure the key policy requirements are reflected in the SA framework objectives.
West Midlands Local Transport Plan (2011)		
A framework setting out strategies and proposals for prioritising major transport investment in the region by reducing congestion, improving accessibility, reducing pollution and making transport safer for all.	A wide range of targets including: congestion, emissions, air quality, accessibility.	Plan to take account of committed schemes and other transport proposals and policies identified in the LTP.

Water Framework Directive (2000)		
<p>The Directive will be the operational tool, setting the objectives for the protection of water within Europe for the future.</p>	<ul style="list-style-type: none"> • expanding the scope of water protection to all waters, surface waters and groundwater • achieving "good status" for all waters by a set deadline • water management based on river basins • "combined approach" of emission limit values and quality standards • getting the prices right • getting the citizen involved more closely • streamlining legislation 	<p>Consideration of relevant information, e.g. River Basin Management Plan.</p>
Regional Biodiversity Strategy for the West Midlands (2005)		
<p>The regional biodiversity strategy for the West Midlands aims to focus attention on the most important priorities for biodiversity in the region, set out in 5 key challenges:</p> <ul style="list-style-type: none"> • maintaining and improving the condition of habitats, species and ecosystems; • developing an area based approach to restoring wildlife; • monitoring the condition of habitats, species and ecosystems; • re-connecting and integrating action for biodiversity with other environmental, social and economic activity; • coping with the impacts of climate change. 	<p>No specific targets, objectives or indicators.</p>	<p>The AAP will continue to safeguard designated areas of nature conservation. In addition the SA Report will recommend potential mitigation measures for non-designated sites.</p>
Birmingham and Black Country Biodiversity Action Plan (2000)		
<p>Focuses on aspects of local ecology, which are in need of protection or conservation and sets targets and methods for ensuring the continued presence of wildlife in Birmingham and the Black Country in a series of habitat and species action plans.</p>	<p>No specific targets, objectives or indicators.</p>	<p>Plan to protect and enhance local habitat and species.</p>
Sandwell Plan (2008)		
<p>The Sandwell Plan sets out the vision and priorities in Sandwell leading up to 2021 to promote the social, economic and environmental well-being of the Borough.</p>	<p>The following priorities are identified:</p> <ul style="list-style-type: none"> • more and better homes • improving health • supporting independence • reduce high volume crime • children have a good start in life • successful young people • cleaner, safer, active communities • more people in employment • improved educational 	<p>Need to ensure that the plan's objective and allocations address the main challenges for Sandwell.</p>

	attainment.	
Sandwell Unitary Development Plan (2004)		
The UDP sets out the land use policy framework for Sandwell, which assists the development process by identifying sites and assessing proposals.	The Plan covers the remaining policy areas that are not contained within the Joint Core Strategy. It is envisaged that the required components of the remaining UDP (2004) content will be consolidated within the emerging Site Allocations and Delivery DPD. There is also a range of supplementary guidance to the UDP in the form of policy and land allocation based SPGs and SPDs.	The policies and proposals contained in the AAP have been formulated in conformity with those in the UDP (2004).
Sandwell Air Quality Action Plan (2009)		
The whole of Sandwell is an Air Quality Management Area for annual average nitrogen dioxide levels. A co-ordinated borough wide action plan will be produced to address the causes of pollution and to adopt effective control measures.	Specific targets for the reduction of localised NO ₂ levels.	Plan should take account of the effects on air quality in the locality.
Sandwell Economic Plan (2005/2008)		
This document seeks to provide clear direction for the future economic development of Sandwell to support delivery of the Borough's Community Strategy and specific strategic objectives and partners.	No specific targets, objectives or indicators.	Plan should support the economic strategy for the Borough.
Towards 2010		
A plan to invest in local health and social care services and buildings in Sandwell (and Birmingham).	<p>Aims are to:</p> <ul style="list-style-type: none"> • Help people become healthier; • Help people look after their own health and well being • Provide services that are easier to access and more local • Provide services that meet the needs of local people, particularly people from black and minority ethnic communities who often have difficulty in assessing services • Provide more suitable and convenient alternatives to going to hospital • Look at the way we use new technology, equipment, buildings and the way we carry out services • Provide more comfortable surroundings for people using our services so they can have more dignity and privacy • Help make our area a better place to live and work by providing more jobs and creating a better environment. 	Consider how the plan can assist the 2010 aims, either specifically in terms of locations or facilities, or generally in terms of improving the environment.

Sandwell School Organisation Plan (2004/2009)		
Sets out how the LEA will provide primary and secondary education.	No specific targets, objectives or indicators.	Ensure plan takes account of local proposals. Ensure links between residential growth and schools provision.
Sandwell MBC Sustainable Development Strategy		
	Draws together the Council's strategies and action plans in order to integrate sustainability issues into all Council policies and activities.	Sustainability appraisal to consider the contribution the plan makes to sustainability objectives.
The Arc of Opportunity		
	A programme of funding designed to stimulate enterprise in business, develop a skilled workforce and enable the renaissance of priority centres.	Identify whether funding is available to support plan objectives or proposals.
Sandwell Parks and Green Spaces Strategy (2001)		
	The strategy aims to provide high profile parks and green spaces with a wide range of facilities in partnership with local groups.	Ensure the plan takes account of policies and proposals contained in the green space strategy.
Sandwell Green Space Audit (2006)		
The Green Space Audit was prepared in line with PPG17 to assess the quality and value of existing green spaces within the Borough.	To provide Sandwell MBC with detailed evidence to support the production of the LDF.	The AAP can direct developer contributions to specific sites to improve quality and value.
Sandwell Parks and Green Spaces Revised Improvement Plan Strategy (2006)		
The strategy provides strategic aims, management objectives and identifies priorities for improving parks and green spaces and providing high profile parks and green spaces with a wide range of facilities in partnership with local groups.	No specific targets, objectives or indicators.	The AAP will identify specific sites and encourage their improvement through developer contributions.
The Crime Reduction, Community Safety & Drug Strategy 2005/2008.		
The Safer Sandwell Partnership coordinates initiatives to reduce crime. Priorities for 2005-2008 are domestic burglary, vehicle crime, violence, and anti social behaviour.	No specific targets, objectives or indicators.	The AAP will encourage the development of detailed masterplans for development geared to reducing crime.
Sandwell Rights of Way Improvement Plan (2007)		
The document establishes Sandwell's rights of way network and identifies certain routes for improvement.	No specific targets, objectives or indicators.	Developer contributions to improve public rights of way.
British Waterways		
Seeks to conserve, improve and promote inland waterways, including as a catalyst for regeneration.	No specific targets, objectives or indicators.	Incorporate proposals from British Waterways into the plan and identify any further issues to be addressed.

APPENDIX E: SCOPING REPORT CONSULTATION RESPONSES

Neither English Heritage nor the Countryside Agency provided any specific comments in response to the formal five week consultation on the Scoping Report for the West Bromwich AAP. Responses were received from English Nature and the Environment Agency, as detailed below.

English Nature

Plan Objectives

In English Nature's opinion, the Objectives for the AAP should include objectives relating to biodiversity and a network of Open Spaces/Greenspaces. Regulation 37 of the Conservation (Natural Habitats, &c.) Regulations 1994, requires local authorities, when preparing local plans etc, to address the management of features of the landscape which are of major importance for wild flora and fauna. Moreover, Policy QE4 (Greenery, Urban Greenspace and Public Spaces) of the West Midlands Regional Spatial Strategy (RSS) recognise that 'access to quality greenspace can contribute greatly to the Region's urban renaissance'.

Objective 2 includes a sub-objective which seeks to conserve and enhance the historic environment and we believe that there should also be a similar sub-objective to "evaluate, protect and existing open spaces and green spaces and provide new facilities where there is an identified need". The aim of this would be to secure greenspace as a network of interconnected sites (protected sites, nature reserves, green spaces and green corridors) which are linked both within the Action Plan area and across a wider area to form a network that functions both ecologically and socially.

Relevant Plans, Policies and Programmes

Whilst we note that you do not consider it necessary to go into any significant detail about international and national plans, policies and programmes, we are unsure whether you intend to list these plans, policies and programmes. It is English Nature's view that they should be listed because they will be relevant to the AAP e.g. the Conservation (Natural Habitats, &c.) Regulations 1994 considers landscape features of major importance for wildlife (Reg. 37) and European protected species (Reg. 39).

Baseline

Although the information may not be available, English Nature would encourage the Council to establish how the Action Plan area compares with the government-endorsed English Nature standards for accessible natural greenspace (ODPM September 2002):

A greenspace of at least 2ha <300m from home;

A Local Nature Reserve provision at a minimum of 1ha per thousand of population;

At least one greenspace of 20ha within 2km of home, one 100ha site within 5km of home and one 500ha site within 10km of home.

Sustainability Issues

English Nature notes and welcomes the recognition given to the need to improve the greenspace network.

Sustainability Objectives

We generally concur with the selection of sustainability objectives, although we suggest a slight amendment to Objective 11 so that it reads: "Encourage high quality, attractive, safe and accessible built and natural environments".

Indicators

In line with the above, we would like to suggest that the Headline Indicators for Objective 11 should include "Accessibility of Natural Greenspace".

Testing SA Objectives against Plan Objectives

Whilst there is potential conflict between the Plan Objectives and the SA Objectives, particularly Plan Objective 1, the AAP should provide an opportunity to give clear guidance as to where regeneration needs to contribute to enhanced biodiversity and the greenspace network.

English Nature certainly recognises that the priority for the AAP is the economic regeneration of the West Bromwich area. Nevertheless, it is widely recognised, including in the Regional Spatial Strategy, that environmental enhancement in the form of enhanced biodiversity and a network of accessible open space/a network of interconnected green spaces can contribute to the regeneration of the area by encouraging the identification of the priorities for environmental enhancement in the AAP to ensure that they are an integral part of the objective of regenerating the area. If they are not identified at this stage there is a real risk that redevelopment will result in a loss in biodiversity and wildlife corridors.

Environment Agency

Strategic Flood Risk Assessment

We note that your Authority has not undertaken a Strategic Flood Risk Assessment (SFRA) to inform your Local Development Framework (LDF).

SFRA is a requirement outlined in the forthcoming Planning (policy Statement 25: Development and Flood Risk (PPS25)), which is due to be adopted by the DCLG in December 2006. SFRA is a strategic document, which Local Planning Authorities in England and Wales are expected to produce to inform their new LDF documents. SFRA takes a strategic look at flood risk within a LPA area. All Development Plan Documents produced by a LPA should be informed by SFRA to ensure that the plans, programmes, allocations etc. are sustainable from a flood risk view point.

As your Authority has not yet produced your SFRA, we OBJECT to this document. The SFRA will form an evidence base regarding flood risk. Only with this document can we comment as to the sustainability of your LDF documents.

1. Are the plan objectives appropriate?

The Agency considers that the objectives in section 3 are appropriate to the Action Plan. However, in line with the principles of PPS1: Delivering Sustainable Development and PPS9: Biodiversity and Geological Conservation and considering the assets within the West Bromwich conurbation such as the Sandwell Valley Country Park, we consider that the following point should be added to Objective 2 or 3:

- Conserving and where appropriate enhancing the natural environment.

In addition, the AAP should encourage the development of open spaces that benefit wildlife as well as people. This is particularly important in the Dartmouth Park area. For example, sensitive planning of the park would be considered as well as linking sites to other green spaces via wildlife corridors.

2. Are there other relevant plans, policies or programmes?

The Environment Agency Flood Zone maps show that a southern part of the West Bromwich AAP Area (Bromford Bridge/Road and Kelvin Way Trading Estate areas) lies within the floodplain of the Oldbury arm of the River Tame (Flood Zones 2 and 3).

In this regard, within Section 4.6 - PPG/PPS25: Development and Flood Risk should also be included as a relevant policy statement.

Should development occur within these areas a site specific Flood Risk Assessment (FRA) will also need to be undertaken, and any others identified as being in flood risk areas in the SFRA. Please note that new development should not be located within areas at risk of flooding and the sequential test applied.

In addition, the redevelopment of all sites greater than one hectare in size will also require that a Flood Risk Assessment /Drainage Strategy is undertaken to address the following surface water drainage issues.

Sustainable Drainage Systems (SuDS), such as soakaways or other infiltration systems, must be considered as the preferred means of surface water disposal for all sites. Thorough ground investigations and permeability tests should therefore be carried out to determine whether ground conditions are suitable and to demonstrate that groundwater will not be polluted.

Any outflow from the site must be limited to the maximum allowable rate. Please note that in the case of a greenfield site the Agency will allow an average discharge of 51/s/ha (for all return period up to the 1 in 100 year). For brown field sites PPS1 advocates that opportunities to enhance the environment should be sought as part of all development proposals. Mitigating the effect of climate change should also be considered. The Agency therefore requests that the surface water discharge from brownfield sites are also restricted to 5 1/s/ha (Greenfield equivalent) in order to reduce flood risk within the catchment. If this is proven to be unachievable, it must be demonstrated that a significant reduction in discharge rate will be achieved as compared to the existing situation.

3. Is there additional baseline data available?

Flood Zones Maps are updated quarterly and are sent to your Local Authority on CD. These show Flood Zones 1, 2 and 3.

Any developments should not impact on the Sites of Importance for Nature Conservation within the Area Action Plan (AAP). A SINC is situated within the Primary Shopping Strategic Intervention Area at grid reference SO997875 (Barnford Hill Park). This is designated for its geological features and should be retained.

Bury Hill Park SINC (SO978892) lies on the boundary of the Brandon Way, Kelvin Way Strategic Intervention Area. This site and any connecting wildlife corridors must not be impacted upon by any development.

Sheepwash Lane SINC (SO975917) lies on the boundary of Brandon Way, Kelvin Way and Carters Green Strategic Intervention Areas. This site and any connecting wildlife corridors must not be impacted upon by any development. There are opportunities to enhance this site from developments within the Strategic Intervention Areas by creating wildlife corridors linking it to other areas of open space. Improvements could also be made to existing wildlife corridors through measures such as controlling invasive weeds and sensitive management.

The Sandwell Valley SINC Complex which falls within and on the boundaries of the Dartmouth Park Strategic Intervention Areas is one of the most important places for wildlife in the Sandwell area. The complex contains a number of SINC's and a Local Nature Reserve that create a mosaic of habitats, including ancient bluebell woodland, hay meadows and an assortment of wetlands. This site and any connecting wildlife corridors must not be impacted upon by any development. Again, there are opportunities for enhancements for wildlife in this area.

The Environment Agency does not hold up to date information on SINC's in this area. We recommend that you also contact the Wildlife Trust for Birmingham and the Black Country.

4. Are there any inaccuracies in the data?

Flood Zones 1, 2 and 3 are all located within the Area Action Plan.

Zone 1 - This zone comprises land assessed as having a less than 1 in 1000 chance of river and sea flooding in any year (<0.1%)

Zone 2 - This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 chance of river flooding (1% - 0.1%)

Zone 3 - This zone comprises land assessed as having a 1 in 100 or greater chance of river flooding (>1%)

We therefore consider that the comments under the Environmental Issues for Flood Zones are incorrect. As stated above a southern part of the West Bromwich Action Area (Bromford Bridge/Road and Kelvin Way Trading Estate areas lie within the floodplain of the Oldbury arm of the River Tame (Flood Zones 2 and 3). This therefore puts this location at medium to high probability of flooding as categorised above.

Please refer to table 1 of PPG25 and table D1 of the draft PPS25. The final version of PPS25 is due for adoption in December this year.

5. Are the sustainability issues properly identified?

Considering the issues within the area, the Agency considers that the sustainability issues are adequately identified.

6. Are the SA objectives suitable for the West Bromwich AAP?

We consider that, on the whole, appropriate objectives have been identified.

7. Are the indicators relevant to the West Bromwich AAP?

Under objective 12, water quality can be improved by the incorporation of Sustainable Drainage Systems (SuDS). Therefore under the detailed indicator Number of applications incorporating SuDS should be included.

8. Are there any other comments?

As part of the redevelopment of sites adjacent to the Oldbury Arm of the River tame, the Environment Agency encourages the naturalisation / restoration of the watercourse in order to promote biodiversity and amenity.

Although the Environment Agency holds no records, it is also possible that several culverted watercourses exist within the Action Plan Area. As part of the redevelopment proposals the opportunity should be taken to reinstate any culverted watercourses to open channels. Reinstatement of open watercourses is considered an essential element of sustainable development as it:

- Provides continuity of the watercourse corridor habitat with associated recreational opportunities,
- Furnishes additional capacity for flood water conveyance and storage,
- Alleviates difficulties in identifying pollution sources,
- Removes blockage, safety and maintenance hazards, and
- Permits aquifer recharge or base flow support.

APPENDIX F: PREFERRED STRATEGY FOR THE WEST BROMWICH AAP

West Bromwich AAP Plan Objectives:

Objective 1: To encourage sustained economic growth

- **Option A:** Regenerate the Town Centre by increasing the net additional retail floorspace with a tightly defined primary shopping area.
- **Option B:** Regenerate the town centre through pursuing a more balanced economy by encouraging a greater variety of town centre and employment uses within a tightly defined primary shopping area and expanded town centre core.
- **Option C:** Regenerate the town centre through pursuing a more balanced economy by encouraging a greater variety of town centre and employment uses within a tightly defined primary shopping area and expanded town centre core, whilst also safeguarding and promoting high quality employment uses at strategically accessible locations.

Objective 2: To improve the quality of the public realm and built environment

- **Option A:** Pursue a strategy that reinforces the traditional role of the High Street through high quality treatment and development.
- **Option B:** Pursue a strategy that defines the core area of the town through a single standard of treatment and development character.
- **Option C:** Pursue a strategy that develops a hierarchy of streets and places with particular emphasis on the treatment and development of key gateways and routes.

Objective 3: To improve the attractiveness of West Bromwich as an area to live.

- **Option A:** Through developing a range of sites for residential purposes to meet the housing needs of the area.
- **Option B:** Through providing a balance of additional uses such as retail, leisure, culture and recreational floorspace, encouraging a greater variety of evening time activities, including more family friendly activities/venues including residential development within the core area.
- **Option C:** Through providing a balance of additional uses such as retail, leisure, culture and recreational floorspace, encouraging a greater variety of evening time activities, including more family friendly activities/venues including residential development within the core area and through working with key service providers, such as education and health, to ensure physical improvements to the infrastructure are delivered.

Objective 4: Improving accessibility and movement to and within the area.

- **Option A:** Dispersed distribution of car parking and bus services across the town centre.
- **Option B:** Improving accessibility and traffic movement around the town centre, with bus services in easily accessible locations and car parking being easily accessible from the strategic highway network.
- **Option C:** Providing a balanced transportation strategy with an emphasis on prioritising and improving accessibility for pedestrians and cyclists within the town centres as well as providing improvements to infrastructure to provide greater accessibility to vehicles and with car parking being accessible from the strategic highway network.

Sandwell's Generic Sustainability Objectives

Proposed Sustainability Objectives for Sandwell	
Develop Thriving, Sustainable Communities	
1	Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions which affect their quality of life within Sandwell
2	Reduce crime, fear of crime and anti-social behaviour
3	Improve health and reduce inequalities in access to health and social care
4	Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage
5	Improve access to education and lifelong learning for all
6	Improve access to services for all
7	Increase cultural and recreational activity for all communities
8	Provide decent homes for all
Enhance and Protect the Environment	
9	Value, enhance and protect built environment assets
10	Value, enhance and protect important natural assets including biodiversity
11	Encourage high quality, attractive and safe built and natural environments
12	Improve air, water and soil quality
13	Reduce contributions to climate change through energy efficiency and use of renewable energy
Ensure Prudent and Efficient Use of Natural Resources	
14	Conserve natural resources
15	Increase transport choice and reduce the need to travel
16	Minimise growth in waste and encourage re-use, recycling and recovery
Develop a Flourishing, Diverse and Stable Economy	
17	Improve and regenerate the economy to provide jobs for all
18	Increase high quality employment opportunities whilst recognising the contribution of unpaid work
19	Ensure everyone has the skills they need to access the job they want
20	Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business

Policy QE6	The conservation, enhancement and restoration of the Region's landscape: Conserve, enhance and restore the quality, diversity and distinctiveness of landscape character throughout urban and rural areas.											
	0	0	0	+	+	+	0	0	0	0	0	0
Policy T1	Developing accessibility and mobility within the Region to support the Spatial Strategy: reduce the need for travel, expand travel choice, tackle congestion, improve safety and protect the environment.											
	0	0	+	0	0	+	0	0	0	+	+	++
Policy T2	Reducing the need to travel: reduce the need to travel by locating journey generating uses in close proximity to public transport choices (freight in close proximity to strategic links).											
	+	+	++	0	0	0	0	+	++	+	+	++
Policy T3	Walking and cycling: plans should provide greater opportunities for walking and cycling.											
	0	0	0	0	0	0	0	0	0	-	-	+
Policy T4	Promoting travel awareness: develop awareness of alternative travel choices.											
	0	0	0	0	0	0	0	0	0	0	0	0
Policy T5	Public Transport: the development of an integrated public transport network.											
	0	0	0	0	0	0	0	0	0	+	+	0
Policy T7	Car Parking Standards and Management: LAs should work with maximum parking standards in line with those set out in PPG13 and should work to reduce congestion and encourage more sustainable forms of travel.											
	0	0	0	0	0	0	0	0	0	+	+	+
Policy T10	Freight: Improve the efficiency of freight through transport choices and locations.											
	0	0	+	0	0	+	0	0	0	0	0	0
Sustainability Objectives												
1	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	++	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	++	0	0
6	0	0	0	0	0	0	0	0	0	+	0	0
7	0	0	0	0	0	0	0	0	++	++	0	0
8	0	0	0	0	0	0	0	++	++	++	0	0
9	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	+	+	+	+	+	+	++	0	0
12	0	0	0	0	0	0	0	0	0	0	-	-
13	0	0	0	0	0	0	0	0	0	0	0	+
14	-	-	-	0	0	0	0	0	0	0	0	0
15	0	0	+	0	0	0	0	0	+	++	+	+
16	0	0	0	0	0	0	0	0	0	0	0	0
17	0	+	++	0	0	0	0	0	0	0	0	0
18	0	0	++	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0
20	0	+	++	+	+	++	0	0	0	0	0	0
Totals	6	11	26	8	6	12	9	22	37	6	10	25

Key:

++ Very Positive

+ Positive

0 Neutral or Not Applicable

- Negative

-- Very Negative

**APPENDIX G: APPRAISAL MATRIX OF PREFERRED
OPTIONS** (Preferred Option = Option One)

Site WBPr1: Tesco Led Retail Expansion - Options						
Sustainability Objectives	Retail expansion including new Tesco, retail and leisure uses		Residential		Existing uses bulky goods retail, school, police station, petrol station, housing etc	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	0	Well designed new development may reduce the opportunity for criminal activity, though the proposed uses may attract criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Opportunities for criminal activity out of operating hours, though premises may have security.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	++	Existing uses provide education opportunities.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	++	New development will provide cultural and recreational opportunities.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	+	Existing homes, though not to current standards.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	-	Existing uses do not create a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have any negative effects.	0	The site is not a natural asset and new development will not have any negative effects.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	The current uses do not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	Existing use may increase air, water and soil pollution.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Existing uses not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing uses would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of retail in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing uses in close proximity to multiple transport modes and homes.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Proposed use would generate waste.	-	Population increase = increase in production of waste.	0	Existing uses would be generating marginal waste.
17. Improve and regenerate the economy to provide jobs for all.	+	New development will help to regenerate the local economy.	+	New housing providing homes for employees and work for the construction industry.	0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.	0	Not relevant.	0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	+	New development may make the area a more attractive location for businesses.	+	New housing development may make the area a more attractive location for businesses.	0	Not relevant.
Totals	5		8		0	

Site WBPr2: Queen's Square - Options						
Sustainability Objectives	Retail		Residential		Existing retail units	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	0	Well designed new development may reduce the opportunity for criminal activity, though the proposed uses may attract criminals.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Existing layout presents opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	++	New development will provide cultural and recreational opportunities.	0	Not relevant.	++	Existing uses provide recreational opportunities.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	0	The existing environment is in need of enhancement.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have any negative effects.	0	The site is not a natural asset and new development will not have any negative effects.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	0	The existing environment is in need of enhancement.
12. Improve air, water and soil quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	Existing use may increase air pollution.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	-	Existing use would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of retail in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing retail in sustainable location, in close proximity to multiple transport modes and other opportunities.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Proposed use would generate minimal waste.	-	Population increase = increase in production of waste.	0	Existing use generates minimal waste.
17. Improve and regenerate the economy to provide jobs for all.	+	New development will help to regenerate the local economy.	+	New housing providing homes for employees and work for the construction industry.	0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.	0	Not relevant.	0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	+	New development may make the area a more attractive location for businesses.	+	New housing development may make the area a more attractive location for businesses.	-	Existing environment does not promote Sandwell as an attractive place to locate a business.
Totals	7		9		-2	

Site WBPr3: Town Square West - Options						
Sustainability Objectives	Office and retail led mixed use		Residential		Existing church and retail units	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	+	Existing built environment does not present obvious opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Existing use provides education opportunities.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	+	Existing use provides education opportunities.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	+	Existing use provides education opportunities.
7. Increase cultural and recreational activity for all communities.	+	New development will provide a portion of retail.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	+	New development will include the provision of a portion of dwellings.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the existing built environment.	++	New development will enhance the built environment.	0	Existing environment incorporates buildings of both interest and low quality.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	Existing development does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Existing uses not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing uses would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of office led mixed use development in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing uses in sustainable location, in close proximity to multiple transport modes and other opportunities.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Proposed used would generate minimal waste.	-	Population increase = increase in production of waste.	0	Existing uses generate minimal waste.
17. Improve and regenerate the economy to provide jobs for all.	++	Provision of high quality, skilled local employment opportunities.	+	New housing providing homes for employees and work for the construction industry.	+	Existing uses provide employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	++	Proposed use would provide new high quality employment opportunities.	0	Not relevant	+	Existing uses provide employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant	+	Existing uses provide education opportunities.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	++	Provision of high quality, skilled local employment opportunities.	+	New housing development may make the area a more attractive location for businesses.	0	Existing uses do not really have an impact.
Totals	11		8		7	

Site WBPr4: King's Square - Options						
Sustainability Objectives	Retail		Residential		Existing retail units	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	0	Well designed new development may reduce the opportunity for criminal activity, though the proposed uses may attract criminals.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Existing layout presents opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	++	New development will provide cultural and recreational opportunities.	0	Not relevant.	++	Existing uses provide recreational opportunities.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	0	The existing environment is in need of enhancement.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have any negative effects.	0	The site is not a natural asset and new development will not have any negative effects.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	0	The existing environment is in need of enhancement.
12. Improve air, water and soil quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	Existing use may increase air pollution.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	-	Existing use would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of retail in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing retail in sustainable location, in close proximity to multiple transport modes and other opportunities.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Proposed use would generate minimal waste.	-	Population increase = increase in production of waste.	0	Existing use generates minimal waste.
17. Improve and regenerate the economy to provide jobs for all.	+	New development will help to regenerate the local economy.	+	New housing providing homes for employees and work for the construction industry.	0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.	0	Not relevant.	0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	+	New development may make the area a more attractive location for businesses.	+	New housing development may make the area a more attractive location for businesses.	-	Existing environment does not promote Sandwell as an attractive place to locate a business.
Totals	7		9		-2	

Site WBPr5: Farley Centre - Options						
Sustainability Objectives	Retail		Residential		Existing retail units	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	0	Well designed new development may reduce the opportunity for criminal activity, though the proposed uses may attract criminals.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Existing layout presents opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	++	New development will provide cultural and recreational opportunities.	0	Not relevant.	++	Existing uses provide recreational opportunities.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	0	The existing environment is in need of enhancement.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have any negative effects.	0	The site is not a natural asset and new development will not have any negative effects.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	0	The existing environment is in need of enhancement.
12. Improve air, water and soil quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	Existing use may increase air pollution.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	-	Existing use would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of retail in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing retail in sustainable location, in close proximity to multiple transport modes and other opportunities.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Proposed use would generate minimal waste.	-	Population increase = increase in production of waste.	0	Existing use generates minimal waste.
17. Improve and regenerate the economy to provide jobs for all.	+	New development will help to regenerate the local economy.	+	New housing providing homes for employees and work for the construction industry.	0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.	0	Not relevant.	0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	+	New development may make the area a more attractive location for businesses.	+	New housing development may make the area a more attractive location for businesses.	-	Existing environment does not promote Sandwell as an attractive place to locate a business.
Totals	7		9		-2	

Site WBPr6: Victoria Street/Price Street/St Michael's Street - Options						
Sustainability Objectives	Retail led mixed use		Residential		Existing retail units	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	0	Well designed new development may reduce the opportunity for criminal activity, though the proposed uses may attract criminals.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Poor layout of individual sites presents opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	++	New development will provide recreational opportunities.	0	Not relevant.	+	Existing provision of limited retail.
8. Provide decent homes for all.	+	Potential for new development to incorporate portion of new housing.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	0	Existing environment is of low quality.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have any negative effects.	0	The site is not a natural asset and new development will not have any negative effects.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	The current use does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	0	Existing uses will not have a significant impact on air, water and soil quality.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Existing uses not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	-	Existing uses would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of retail in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing uses in sustainable location, in close proximity to multiple transport modes and other opportunities.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Proposed use would generate waste.	-	Population increase = increase in production of waste.	0	Existing uses generate minimal waste.
17. Improve and regenerate the economy to provide jobs for all.	+	New development incorporating office space will help to regenerate the local economy.	+	New housing providing homes for employees and work for the construction industry.	0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	+	Potential for new development to incorporate office employment opportunities.	0	Not relevant.	0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	+	New development may make the area a more attractive location for businesses.	+	New housing development may make the area a more attractive location for businesses.	-	Existing poor environment may have a negative effect.
Totals	8		9		-3	

Site WBP7: Providence Place (Phase I) - Options						
Sustainability Objectives	Office		Residential		Existing depot/houses/car park vacant	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	-	Existing uses do not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have any adverse effects.	0	The site is not a natural asset and new development will not have any negative effects.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	The current use does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	The predominant existing use will affect air quality.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Existing development concentrating increased amounts of congestion and air pollution.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing use would not be affecting natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of employment opportunities in sustainable location, in close proximity to multiple transport modes and houses.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and employment opportunities.	+	Existing use in close proximity to multiple transport modes and homes.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Proposed use would generate waste, though recycling would be promoted.	-	Population increase = increase in production of waste.	-	Existing use is producing waste.
17. Improve and regenerate the economy to provide jobs for all.	++	Provision of high quality, skilled local employment opportunities.	+	New housing providing homes for employees and work for the construction industry.	++	Existing local employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	++	Proposed use would provide new high quality employment opportunities.	0	Not relevant.	+	Existing use provides employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	++	Provision of high quality, skilled local employment opportunities.	+	New housing development may make the area a more attractive location for businesses.	+	Existing skilled employment opportunities.
Totals	9		8		0	

Site WBP8: Providence Place (Phase II) - Options						
Sustainability Objectives	Office		Residential		Existing depot/houses/car park vacant	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	-	Existing uses do not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have any adverse effects.	0	The site is not a natural asset and new development will not have any negative effects.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	The current use does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	The predominant existing use will affect air quality.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Existing development concentrating increased amounts of congestion and air pollution.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing use would not be affecting natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of employment opportunities in sustainable location, in close proximity to multiple transport modes and houses.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and employment opportunities.	+	Existing use in close proximity to multiple transport modes and homes.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Proposed use would generate waste, though recycling would be promoted.	-	Population increase = increase in production of waste.	-	Existing use is producing waste.
17. Improve and regenerate the economy to provide jobs for all.	++	Provision of high quality, skilled local employment opportunities.	+	New housing providing homes for employees and work for the construction industry.	++	Existing local employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	++	Proposed use would provide new high quality employment opportunities.	0	Not relevant.	+	Existing use provides employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	++	Provision of high quality, skilled local employment opportunities.	+	New housing development may make the area a more attractive location for businesses.	+	Existing skilled employment opportunities.
Totals	9		8		0	

Site WBPr9: West Bromwich Building Society & Sandwell College (Civic Quarter) - Options						
Sustainability Objectives	Office led mixed use		Residential		Existing private offices and Sandwell College	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	+	Existing built environment does not present obvious opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Existing use provides education opportunities.
5. Improve access to education and lifelong learning for all.	0	Not Relevant	0	Not relevant.	+	Existing use provides education opportunities.
6. Improve access to services for all.	0	Not Relevant	0	Not relevant.	+	Existing use provides education opportunities.
7. Increase cultural and recreational activity for all communities.	0	Not Relevant	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	0	Existing environment is incorporates buildings of both interest and low quality.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	Existing development does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Existing uses not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing uses would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of office led mixed use development in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing uses in sustainable location, in close proximity to multiple transport modes and other opportunities.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Proposed used would generate minimal waste.	-	Population increase = increase in production of waste.	0	Existing uses generate minimal waste.
17. Improve and regenerate the economy to provide jobs for all.	++	Provision of high quality, skilled local employment opportunities.	+	New housing providing homes for employees and work for the construction industry.	+	Existing uses provide employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	++	Proposed use would provide new high quality employment opportunities.	0	Not relevant	+	Existing uses provide employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant	+	Existing uses provide education opportunities.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	++	Provision of high quality, skilled local employment opportunities.	+	New housing development may make the area a more attractive location for businesses.	0	Existing uses do not really have an impact.
Totals	9		8		7	

Site WBPr10: Town Hall (Civic Quarter) - Options						
Sustainability Objectives	Office and cultural led mixed use		Residential		Existing Town Hall and Central Library	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	+	Existing built environment does not present obvious opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Existing use provides education opportunities.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	+	Existing use provides education opportunities.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	+	Existing use provides education opportunities.
7. Increase cultural and recreational activity for all communities.	++	Proposed provision of community and cultural opportunities.	0	Not relevant.	+	Existing provision of cultural opportunities.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the existing built environment (listed buildings).	++	New development will enhance the built environment.	0	Existing environment is incorporates buildings of both interest and low quality.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	Existing development does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Existing uses not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing uses would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of office led mixed use development in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing uses in sustainable location, in close proximity to multiple transport modes and other opportunities.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Proposed used would generate minimal waste.	-	Population increase = increase in production of waste.	0	Existing uses generate minimal waste.
17. Improve and regenerate the economy to provide jobs for all.	++	Provision of high quality, skilled local employment opportunities.	+	New housing providing homes for employees and work for the construction industry.	+	Existing uses provide employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	++	Proposed use would provide new high quality employment opportunities.	0	Not relevant	+	Existing uses provide employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant	+	Existing uses provide education opportunities.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	++	Provision of high quality, skilled local employment opportunities.	+	New housing development may make the area a more attractive location for businesses.	0	Existing uses do not really have an impact.
Totals	11		8		8	

Site WBPr11: Izens Road Car Park – Options						
Sustainability Objectives	Existing car park				Residential	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	-	Opportunities for criminal activity may increase over time.			+	May initially reduce the opportunities for crime.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.			++	New affordable homes will provide for need.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	0	Vacant land would not be providing any new homes.			++	An appropriate mix of type and affordable dwellings will be provided.
9. Value, enhance and protect built environment assets.	0	Site remaining vacant will worsen the environment.			++	New development will enhance the built environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	Site is not a natural asset.			0	Site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	-	The site would not provide a high quality built or natural environment.			++	New development will create a high quality built environment.
12. Improve air, water and soil quality.	+	Air, water and soil quality will remain unaffected.			0	New development will create a high quality built environment.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	+	Not reducing contributions, but not adding to either.			-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.
14. Conserve natural resources.	+	Vacant land remaining untouched.			-	Land and materials used for development.
15. Increase transport choice and reduce the need to travel.	0	Not relevant.			0	Not increasing choice or reducing need to travel.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Not relevant.			-	Population increase = increase in production of waste.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant.			0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.			0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant.			0	Not relevant.
Totals	1				6	

Site WBPr12: Police Station - Options						
Sustainability Objectives	Police Station		Residential		Existing car park	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	++	Well designed new development would reduce the opportunity for criminal activity. Proposed use will also impact on the locality.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Existing environment presents opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	++	Proposed use will provide access to an important service.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the existing built environment.	++	New development will enhance the built environment.	0	Existing site is undeveloped.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	Existing development does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	Air quality will be affected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Existing use not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing use would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of office development in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing use in sustainable location, in close proximity to multiple transport modes and other opportunities.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Proposed used would generate minimal waste.	-	Population increase = increase in production of waste.	0	Existing use generates no waste.
17. Improve and regenerate the economy to provide jobs for all.	+	Provision of skilled local employment opportunities.	+	New housing providing homes for employees and work for the construction industry.	0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	+	Proposed use would provide skilled employment opportunities.	0	Not relevant	0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	+	Provision of skilled local employment opportunities.	+	New housing development may make the area a more attractive location for businesses.	0	Not relevant.
Totals	9		8		-2	

Site WBPr13: North Lyng - Options						
Sustainability Objectives	Office		Residential		Existing housing and warehouse units	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	-	Existing uses do not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	This site is not a natural asset and new development will not have any adverse effects.	0	This site is not a natural asset and new development will not have any adverse effects.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	The current uses do not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	Existing uses will affect air, water and soil quality will remain largely unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Existing development concentrating increased amounts of congestion and air pollution.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing use would not be affecting natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of employment opportunities in sustainable location, in close proximity to multiple transport modes and houses.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and employment opportunities.	+	Existing uses in close proximity to multiple transport modes and homes.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Proposed use would generate waste.	-	Population increase = increase in production of waste.	-	Existing use is producing waste.
17. Improve and regenerate the economy to provide jobs for all.	++	Provision of high quality, skilled local employment opportunities.	+	New housing providing homes for employees and work for the construction industry.	++	Existing local employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	++	Proposed use would provide new high quality employment opportunities.	0	Not relevant.	+	Existing use provides employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	++	Provision of high quality, skilled local employment opportunities.	+	New development may make the area a more attractive location for businesses.	+	Existing skilled employment opportunities.
Totals	9		9		0	

Site WBPr14: Sandwell College - Options						
Sustainability Objectives	College		Residential		Existing car park	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Existing environment presents opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	Proposed use would provide education opportunities.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	++	Proposed use would provide education opportunities.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	++	Proposed use would provide education opportunities.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	+	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the existing built environment.	++	New development will enhance the built environment.	0	Existing site is undeveloped.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	Existing development does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	Air quality is affected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Existing use not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing use would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of education development in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing use in sustainable location, in close proximity to multiple transport modes and other opportunities.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Proposed used would generate minimal waste.	-	Population increase = increase in production of waste.	0	Existing uses generate minimal waste.
17. Improve and regenerate the economy to provide jobs for all.	+	New development will assist the regeneration of the local economy.	+	New housing providing homes for employees and work for the construction industry.	0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	+	Proposed use would provide employment opportunities.	0	Not relevant	0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	+	Proposed use will provide education opportunities.	0	Not relevant	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	+	Proposed new development may make the area a more attractive location for businesses.	+	New housing development may make the area a more attractive location for businesses.	0	Existing uses do not really have an impact.
Totals	14		8		-2	

Site WBP15: Eastern Gateway North - Options						
Sustainability Objectives	Mixed use – Residential/Office/Retail		Residential		Existing retail & other units	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	+	Existing built environment does not present obvious opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	+	New development will provide a portion of retail.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the existing built environment.	++	New development will enhance the built environment.	0	Existing environment incorporates buildings of both interest and low quality.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	Existing development does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Existing uses not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing uses would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of residential led mixed use development in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing uses in sustainable location, in close proximity to multiple transport modes and other opportunities.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.	-	Population increase = increase in production of waste.	0	Existing uses generate minimal waste.
17. Improve and regenerate the economy to provide jobs for all.	++	Provision of high quality, skilled local employment opportunities.	+	New housing providing homes for employees and work for the construction industry.	0	Existing uses provide limited employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	++	Proposed use would provide new high quality employment opportunities.	0	Not relevant	0	Existing uses provide limited employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	++	Provision of high quality, skilled local employment opportunities.	+	New housing development may make the area a more attractive location for businesses.	0	Existing uses do not really have an impact.
Totals	13		8		2	

Site WBP16: Eastern Gateway South - Options						
Sustainability Objectives	Leisure Centre		Residential		Existing retail units and works/industry	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Existing built environment present opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	+	Provision of a public leisure facility, will enable people to exercise.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	+	Provision of a public leisure facility.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	++	Provision of a public leisure facility.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the existing built environment.	++	New development will enhance the built environment.	0	Existing environment incorporates buildings of interest and low quality.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	Existing development does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	Air quality will be affected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Existing uses not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing uses would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of leisure development in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing uses in sustainable location, in close proximity to multiple transport modes and other opportunities.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Proposed used would generate minimal waste.	-	Population increase = increase in production of waste.	0	Existing uses generate minimal waste.
17. Improve and regenerate the economy to provide jobs for all.	+	New development will assist the regeneration of the local economy and provide minimal local employment opportunities.	+	New housing providing homes for employees and work for the construction industry.	+	Existing uses provide employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	+	Proposed use would provide minimal employment opportunities.	0	Not relevant	+	Existing uses provide employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	+	New development may make the area a more attractive location for businesses.	+	New housing development may make the area a more attractive location for businesses.	0	Existing uses do not really have an impact.
Totals	10		8		0	

Site WBPr17: Land at corner of Trinity Way/High Street - Options						
Sustainability Objectives	Residential				Existing industrial units	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Retention of industrial units.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset.			0	The site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site would not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.			+	Retention of industrial units.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant.			+	Existing employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.			0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant.			0	Not relevant.
Totals	6				2	

Site WBPr18: George Street - Options						
Sustainability Objectives	Magistrates Court		Residential		Existing works/industry	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Existing built environment presents opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the existing built environment.	++	New development will enhance the built environment.	0	Existing environment incorporates buildings of both interest and low quality.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site is not a natural asset and new development will not have a negative effect.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	Existing development does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	Air quality will be affected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Existing uses not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing uses would not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of new development in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and other opportunities.	+	Existing uses in sustainable location, in close proximity to multiple transport modes and other opportunities.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Proposed use would generate minimal waste.	-	Population increase = increase in production of waste.	0	Existing uses generate minimal waste.
17. Improve and regenerate the economy to provide jobs for all.	+	New development will assist the regeneration of the local economy.	+	New housing providing homes for employees and work for the construction industry.	+	Existing uses provide employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.	0	Not relevant	+	Existing uses provide employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	+	New development may make the area a more attractive location for businesses.	+	New housing development may make the area a more attractive location for businesses.	0	Existing uses do not really have an impact.
Totals	5		8		0	

Site WBPr19: Land at corner of Birmingham Road/Roebuck Lane - Options						
Sustainability Objectives	Office		Residential		Existing depot/industry	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	-	Existing uses do not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	This site is not a natural asset and new development will not have any adverse effects.	0	This site is not a natural asset and new development will not have any adverse effects.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	The current use does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	Existing uses will affect air, water and soil quality will remain largely unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Existing uses not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing use would not be affecting natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of employment opportunities in sustainable location, in close proximity to multiple transport modes and houses.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and employment opportunities.	+	Existing uses in close proximity to multiple transport modes and homes.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Proposed use would generate waste.	-	Population increase = increase in production of waste.	-	Existing use is producing waste.
17. Improve and regenerate the economy to provide jobs for all.	++	Provision of high quality, skilled local employment opportunities.	+	New housing providing homes for employees and work for the construction industry.	+	Existing local employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	++	Proposed use would provide new high quality employment opportunities.	0	Not relevant.	+	Existing use provides employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	++	Provision of high quality, skilled local employment opportunities.	+	New housing development may make the area a more attractive location for businesses.	+	Existing skilled employment opportunities.
Totals	9		9		-1	

Site WBP20: Land at Birmingham Road/Roebuck Lane - Options						
Sustainability Objectives	Office		Residential		Existing warehousing/industry	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	-	Existing uses do not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	This site is not a natural asset and new development will not have any adverse effects.	0	This site is not a natural asset and new development will not have any adverse effects.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	The current use does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	Existing uses will affect air, water and soil quality will remain largely unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Existing uses not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing use would not be affecting natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of employment opportunities in sustainable location, in close proximity to multiple transport modes and houses.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and employment opportunities.	+	Existing uses in close proximity to multiple transport modes and homes.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Proposed use would generate waste.	-	Population increase = increase in production of waste.	-	Existing use is producing waste.
17. Improve and regenerate the economy to provide jobs for all.	++	Provision of high quality, skilled local employment opportunities.	+	New housing providing homes for employees and work for the construction industry.	+	Existing local employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	++	Proposed use would provide new high quality employment opportunities.	0	Not relevant.	+	Existing use provides employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	++	Provision of high quality, skilled local employment opportunities.	+	New housing development may make the area a more attractive location for businesses.	+	Existing skilled employment opportunities.
Totals	9		9		-1	

Site WBP21: Land at Junction 1/Kenrick Way - Options						
Sustainability Objectives	Office		Residential		Existing warehousing/industry	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed new development would reduce the opportunity for criminal activity.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	-	Opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	0	Not relevant.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	-	Existing uses do not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	This site is not a natural asset and new development will not have any adverse effects.	0	This site is not a natural asset and new development will not have any adverse effects.	0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	The current use does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	0	New development will remediate any problematic soil conditions but will adversely affect air quality.	-	Existing uses will affect air, water and soil quality will remain largely unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Potential for new development to incorporate energy efficiency, though would concentrate increased amounts of congestion and air pollution.	-	Existing uses not reducing contributions.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Existing use would not be affecting natural resources.
15. Increase transport choice and reduce the need to travel.	+	Provision of employment opportunities in sustainable location, in close proximity to multiple transport modes and houses.	+	Provision of new housing in sustainable location, in close proximity to multiple transport modes and employment opportunities.	+	Existing uses in close proximity to multiple transport modes and homes.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Proposed use would generate waste.	-	Population increase = increase in production of waste.	-	Existing use is producing waste.
17. Improve and regenerate the economy to provide jobs for all.	++	Provision of high quality, skilled local employment opportunities.	+	New housing providing homes for employees and work for the construction industry.	+	Existing local employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	++	Proposed use would provide new high quality employment opportunities.	0	Not relevant.	+	Existing use provides employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	++	Provision of high quality, skilled local employment opportunities.	+	New housing development may make the area a more attractive location for businesses.	+	Existing skilled employment opportunities.
Totals	9		9		-1	

Site WBP22: Lyng Industrial Estate – Options						
Sustainability Objectives	Residential				Existing industry	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Not relevant
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Existing industry will not improve the built environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	Site is not a natural asset.			0	Site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site would not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			-	Existing industry may effect air, water and soil quality.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			0	Existing industry will not reduce contributions.
14. Conserve natural resources.	-	Land and materials used for development.			+	Retention of existing industrial units.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			-	Existing use is producing waste.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant.			++	Existing local employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.			+	Existing use provides employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant.			+	Existing skilled employment opportunities.
Totals	6				1	

Site WBP23: Lyng - Options						
Sustainability Objectives	Residential				Existing housing	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			+	Retention of existing homes, though not designed to meet modern needs.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Retention of existing housing.
10. Value, enhance and protect important natural assets including biodiversity.	0	Site is not a natural asset.			0	Site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site would not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.			+	Retention of existing housing.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant.			0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.			0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant.			0	Not relevant.
Totals	6				2	

Site WBP24: Albion Road/Bromford Lane – Options						
Sustainability Objectives	Leisure Centre		Residential		Existing housing and green space	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime.	+	May initially reduce the opportunities for crime.	-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	++	Will improve access to leisure & recreational opportunities.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	+	Will help disadvantaged by providing access to leisure & recreational opportunities.	++	New affordable homes will provide for need.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	+	Improved access to leisure & recreational opportunities.	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	++	Improved access to leisure & recreational opportunities.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	0	Not relevant.	++	An appropriate mix of type and affordable dwellings will be provided.	+	Provision of existing homes, though not designed to meet modern needs.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	++	New development will enhance the built environment.	+	Existing housing retained.
10. Value, enhance and protect important natural assets including biodiversity.	-	New development will remove some green space.	-	New development will remove some green space.	+	Site would remain a natural asset, in close proximity to existing housing.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.	++	New development will create a high quality built environment.	-	The site does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.	0	New development will create a high quality built environment.	+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.	-	Land and materials used for development.	+	Housing and vacant land retained.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.	0	Not increasing choice or reducing need to travel.	0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.	-	Population increase = increase in production of waste.	0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant.	0	Not relevant.	0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.	0	Not relevant.	0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant.	0	Not relevant.	0	Not relevant.
Totals	7		5		4	

Site WBP25: Carter's Green/Gun Lane - Options						
Sustainability Objectives	Residential				Existing housing and facilities	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for criminal activity.			0	Minimal opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Existing housing, though not appropriate for current needs.
9. Value, enhance and protect built environment assets.	+	New development will enhance the built environment, though existing built form will be lost.			0	Existing built environment and community.
10. Value, enhance and protect important natural assets including biodiversity.	-	New development will remove a natural asset. However, the site was previously developed.			0	The site does not provide a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			-	Air, water and soil quality are effected by existing built environment.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			-	Existing built environment is generating contributions.
14. Conserve natural resources.	-	Land and materials used for development.			+	Retention of existing urban fabric.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant.			0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.			0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant.			0	Not relevant.
Totals	4				-2	

Site WBP26: John Street - Options						
Sustainability Objectives	Residential				No change: Industrial units	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Site remaining in industrial use will not be providing any new homes.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Site remaining in industrial use is not improving the environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have a negative effect.			-	The site does not provide a high quality built or natural environment.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			-	Air, water and soil quality will be affected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			-	On site operations will be generating contributions.
14. Conserve natural resources.	-	Land and materials used for development.			+	Currently developed site not being redeveloped.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant.			0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.			0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant.			0	Not relevant.
Totals	6				-4	

Site WBPr27: Options						
Sustainability Objectives	Residential				No change	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime on vacant land.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Vacant land would not be providing any new homes.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Site remaining vacant will worsen the environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	The site is not a natural asset and new development will not have a negative effect.			-	The site would not provide a high quality built or natural environment and would be a wasted development opportunity.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			-	Air, water and soil quality will be effected by operations.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase in congestion and air pollution.			-	Existing uses generating waste and contributions.
14. Conserve natural resources.	-	Land and materials used for development.			0	Site already developed.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant.			0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.			0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant.			0	Not relevant.
Totals	6				-5	

Site WBP28: Claypit Lane/Wattle Road - Options						
Sustainability Objectives	Residential				Existing housing and open space	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime.			-	Opportunities for criminal activity.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Vacant land would not be providing any new homes.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Site remaining vacant will worsen the environment.
10. Value, enhance and protect important natural assets including biodiversity.	-	New development will affect part of a natural asset.			0	Part of the site would remain a natural asset, though the majority of the site would remain as dilapidated housing and would be a wasted development opportunity.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	Overall the site does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain largely unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	There would be no major contributions generated on site.
14. Conserve natural resources.	-	Land and materials used for development.			+	Vacant land remaining untouched.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant.			0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.			0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant.			0	Not relevant.
Totals	5				1	

Site WBP29: Edith Street - Options						
Sustainability Objectives	Residential				Existing Victorian housing	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			+	Provision of existing homes, though not designed to meet modern needs.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			+	Existing housing retained.
10. Value, enhance and protect important natural assets including biodiversity.	0	Site is not a natural asset.			0	Site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site would not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.			+	Existing houses would not be using up natural resources.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant.			0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.			0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant.			0	Not relevant.
Totals	6				3	

Site WBPr30: Bus Depot - Options						
Sustainability Objectives	Residential				Existing bus depot	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			+	Retention of bus depot.
10. Value, enhance and protect important natural assets including biodiversity.	0	Site is not a natural asset.			0	Site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site would not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.			+	Existing use would not be using up natural resources.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant.			0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.			0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant.			0	Not relevant.
Totals	6				2	

Site WBPr31: Oldbury Road - Options						
Sustainability Objectives	Residential				Existing industry	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime on vacant land.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Retention of existing units does not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	Site is not a natural asset.			0	Site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.			+	Retention of industrial units will not affect natural resources.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant			+	Existing uses provide employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant			+	Existing uses provide employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant			0	Not relevant.
Totals	6				3	

Site WBP32: Brandon Way/Albion Road (North) - Options						
Sustainability Objectives	Residential				Existing industry	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime on vacant land.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Retention of existing units does not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	Site is not a natural asset.			0	Site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.			+	Retention of industrial units will not affect natural resources.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant			+	Existing uses provide employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant			+	Existing uses provide employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant			0	Not relevant.
Totals	6				3	

Site WBPr33: Brandon Way/Albion Road (South) - Options						
Sustainability Objectives	Residential				Existing industry	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime on vacant land.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Retention of existing units does not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	Site is not a natural asset.			0	Site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.			+	Retention of industrial units will not affect natural resources.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant			+	Existing uses provide employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant			+	Existing uses provide employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant			0	Not relevant.
Totals	6				3	

Site WBPr34: Brandon Way/Brandon Close - Options						
Sustainability Objectives	Residential				Existing industry	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime on vacant land.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Retention of existing units does not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	Site is not a natural asset.			0	Site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.			+	Retention of industrial units will not affect natural resources.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant			+	Existing uses provide employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant			+	Existing uses provide employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant			0	Not relevant.
Totals	6				3	

Site WBPr35: Kelvin Way - Options						
Sustainability Objectives	Redefine the boundary, concentrating industry and releasing land for housing		Removing the Business Zone designation		Retain existing Business Zone	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	0	Not relevant.	0	Not relevant.	0	Not relevant.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.	0	Not relevant.	0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	Releasing land for housing will enable the provision of housing incorporating affordable homes to cater for need.	0	Not relevant.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant	0	Not relevant	0	Not relevant.
6. Improve access to services for all.	0	Not relevant	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	+	Releasing land for housing may result in the provision of new green spaces.	0	Not relevant.	0	Not relevant.
8. Provide decent homes for all.	++	Releasing land for housing will enable the provision of an appropriate mix of type and affordable dwellings	0	Not relevant.	0	Not relevant.
9. Value, enhance and protect built environment assets.	+	New development will enhance the built environment, though Business Zones generally comprise a less attractive development.	-	Environments may become merged.	0	Industrial development, within the Business Zone is generally less attractive.
10. Value, enhance and protect important natural assets including biodiversity.	0	Not relevant.	0	Not relevant.	0	Not relevant.
11. Encourage high quality, attractive and safe built and natural environments.	+	New development will improve the quality of the built environment.	-	Environments may become merged.	-	Business zones (industrial development) are not generally the home of high quality environments.
12. Improve air, water and soil quality.	-	Concentration of industrial development will impact on air and soil quality.	-	Potential for wider air and soil quality to become affected.	-	Air and soil quality may be affected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.	-	Existing uses would not reduce contributions.
14. Conserve natural resources.	-	Land and materials used for development and processes.	-	Land and materials used for development and processes.	-	Land and materials used for development and processes.
15. Increase transport choice and reduce the need to travel.	0	Areas with good and bad links to multiple modes of transport	0	Areas with both good and bad links to multiple modes of transport.	0	Existing areas with both good and bad links to multiple modes of transport.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Concentration of industry and the provision of land for housing will increase in production of waste.	-	Industry will be generating significant levels of waste.	-	Industry will be generating significant levels of waste.
17. Improve and regenerate the economy to provide jobs for all.	++	Business Zone will provide a concentration of employment opportunities.	0	There would be a more sporadic mix of employment opportunities with other uses and employment land may be lost to other uses.	+	Business Zone provides a concentration of employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	+	Business Zone will provide a concentration of employment opportunities.	-	Removing the business zone designation would open up employment land to other uses.	0	Business Zone provides a concentration of employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	+	Business Zone will provide a concentration of employment opportunities and a greater degree of certainty for new businesses.	0	A lack of a defined Business Zone will result in little certainty for businesses.	+	Business Zone provides a concentration of employment opportunities and a greater degree of certainty for new businesses.
Totals	7		-7		-2	

Site WBPr36: Former Swan Lane Gasworks: Options						
Sustainability Objectives	Residential				Former gas depot	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime on vacant land.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Existing structures no longer suitable and do not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	Site is not a natural asset.			0	Site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.			-	Retention of the site for industrial use would require the use of materials and resources.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant.			+	New industrial development would provide employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.			+	New industrial development would provide employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant.			0	Not relevant.
Totals	6				1	

Site WBP37: John Street North - Options						
Sustainability Objectives	Residential				No change: Vacant land	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May reduce the opportunities for crime on vacant land.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not Relevant			0	Not relevant.
6. Improve access to services for all.	0	Not Relevant			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not Relevant			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Vacant land would not be providing any new homes.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Site remaining vacant will not improve the environment.
10. Value, enhance and protect important natural assets including biodiversity.	-	New development will remove a natural asset, but will improve the other half of the site.			+	Part of the site will remain a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			+	Part of the site will provide a quality natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	No contributions would be generated.
14. Conserve natural resources.	-	Land and materials used for development.			+	Vacant land remaining untouched.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant			0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant			0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant			0	Not relevant.
Totals	5				4	

Site WBP38: Church Lane/Gladstone Street - Options						
Sustainability Objectives	Residential				Existing industry	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime on vacant land.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Retention of existing units does not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	Site is not a natural asset.			0	Site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.			+	Retention of industrial units will not affect natural resources.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant			+	Existing uses provide employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant			+	Existing uses provide employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant			0	Not relevant.
Totals	6				3	

Site WBP39: Sandwell District and General Hospital - Options						
Sustainability Objectives	Residential				Existing hospital	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime on vacant land.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	-	New housing development in place of health facility.			++	Retention of existing health facility.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Retention of existing facility does not provide a high quality environment.
10. Value, enhance and protect important natural assets including biodiversity.	0	Site is not a natural asset.			0	Site is not a natural asset.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site does not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.			+	Retention of industrial units will not affect natural resources.
15. Increase transport choice and reduce the need to travel.	0	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	Not relevant			+	Existing uses provide employment opportunities.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant			+	Existing uses provide employment opportunities.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	Not relevant			0	Not relevant.
Totals	5				5	

Site WBPr40: Former Churchfields School - Options						
Sustainability Objectives	Residential				No change: Vacant land	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.			0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	May initially reduce the opportunities for crime on vacant land.			-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	0	Not relevant.			0	Not relevant.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	New affordable homes will provide for need.			0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not relevant.			0	Not relevant.
6. Improve access to services for all.	0	Not relevant.			0	Not relevant.
7. Increase cultural and recreational activity for all communities.	0	Not relevant.			0	Not relevant.
8. Provide decent homes for all.	++	An appropriate mix of type and affordable dwellings will be provided.			0	Vacant land would not be providing any new homes.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.			0	Site remaining vacant will worsen the environment.
10. Value, enhance and protect important natural assets including biodiversity.	-	New development will remove a natural asset. However, the site was previously developed.			+	Site would remain a natural asset, though would be a wasted development opportunity.
11. Encourage high quality, attractive and safe built and natural environments.	++	New development will create a high quality built environment.			-	The site would not provide a high quality built or natural environment.
12. Improve air, water and soil quality.	0	New development will create a high quality built environment.			+	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase congestion and air pollution.			+	Not reducing contributions, but not adding to either.
14. Conserve natural resources.	-	Land and materials used for development.			+	Vacant land remaining untouched.
15. Increase transport choice and reduce the need to travel.	-	Not increasing choice or reducing need to travel.			0	Not relevant.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.			0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	+	New housing may assist the regeneration of the local economy.			0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.			0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.			0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	+	New housing development may make the area a more attractive location for businesses.			0	Not relevant.
Totals	6				2	

Green Infrastructure: Options						
Sustainability Objectives	Enhancement of existing and new green spaces & residential development on a proportion of sites		Enhancement of existing and new green spaces		Retention of existing green space	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	+	Well designed layout may reduce the opportunity for crime through natural surveillance.	+	Enhancement of green spaces may present fewer opportunities for criminal activity.	-	Opportunities for criminal activity may increase over time.
3. Improve health and reduce inequalities in access to health and social care.	+	Access to open space will provide people with recreational opportunities, though some will be lost to development.	++	Access to open space will provide people with recreational opportunities.	++	Access to open space will provide people with recreational opportunities.
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	Potential for the provision of new affordable homes that will provide for need.	0	Not relevant.	0	Not relevant.
5. Improve access to education and lifelong learning for all.	0	Not Relevant	0	Not relevant.	0	Not relevant.
6. Improve access to services for all.	0	Not Relevant	0	Not relevant.	0	Not relevant.
7. Increase cultural and recreational activity for all communities.	+	Retention of some green space will provide some recreational opportunities.	++	Enhancement of the green space network will provide recreational opportunities.	++	Retention of green space will provide recreational opportunities.
8. Provide decent homes for all.	++	Potential for the provision of an appropriate mix of type and affordable dwellings.	0	Not relevant.	0	Not relevant.
9. Value, enhance and protect built environment assets.	++	New development will enhance the built environment.	0	Not relevant.	0	Not relevant.
10. Value, enhance and protect important natural assets including biodiversity.	-	Enhancement of the green space network, though the loss of some non designated sites to development.	++	Enhancement of the green space network.	+	Retention of the green space network.
11. Encourage high quality, attractive and safe built and natural environments.	++	The strategy will promote high quality built and natural environments.	++	The strategy promotes high quality natural environments.	+	The strategy promotes the retention of natural environments.
12. Improve air, water and soil quality.	-	New residential development will impact on air quality.	0	Air, water and soil quality will remain unaffected.	0	Air, water and soil quality will remain unaffected.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	-	Potential for new development to incorporate energy efficiency. Increase in congestion and air pollution.	0	No contribution to climate change.	0	No contribution to climate change.
14. Conserve natural resources.	-	Land and materials used for development.	+	Existing use will not affect natural resources.	+	Existing use will not affect natural resources.
15. Increase transport choice and reduce the need to travel.	+	New development will be provided in sustainable locations. Existing green space is sporadically distributed.	0	Existing green space is sporadically distributed.	0	Existing green space is sporadically distributed.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	-	Population increase = increase in production of waste.	0	Not relevant.	0	Not relevant.
17. Improve and regenerate the economy to provide jobs for all.	0	New development may assist the regeneration of the local economy.	0	Not relevant.	0	Not relevant.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	0	Not relevant.	0	Not relevant.	0	Not relevant.
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant.	0	Not relevant.
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	0	New housing development may make the area a more attractive location for businesses.	0	Not relevant.	0	Not relevant.
Totals	7		10		6	

Transport Strategy – Stage 1: Options						
Sustainability Objectives	Major Infrastructure Improvements & Area Wide Travel Plan Measures		Minimum Infrastructure Improvements & Area Wide Travel Plan Measures		No Intervention	
	Score	Commentary	Score	Commentary	Score	Commentary
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not Relevant.	0	Not relevant.
2. Reduce crime, fear of crime and anti-social behaviour.	0	Not Relevant.	0	Not Relevant.	0	Not Relevant.
3. Improve health and reduce inequalities in access to health and social care.	++	Improved Cycle and Pedestrian facilities will contribute to improved health..	+	Improved Cycle and Pedestrian facilities will contribute to improved health..	-	Lack of intervention will contribute to continued decline in health..
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	++	Improved infrastructure will facilitate new development increasing job opportunities.	+	Minimal improvements to infrastructure will limit new development.	-	Lack of infrastructure investment will contribute to continued disadvantage.
5. Improve access to education and lifelong learning for all.	++	Improved infrastructure and Travel Plan measures will improve access to education facilities within the AAP area.	+	Minimal improvement to access to facilities.	-	No improvement in access. Continued decline.
6. Improve access to services for all.	++	Improved infrastructure and Travel Plan measures will improve access to services within the AAP area.	+	Minimal Improvement to access to services.	-	No improvement in access. Continued decline.
7. Increase cultural and recreational activity for all communities.	0	Not Relevant.	0	Not Relevant.	0	Not Relevant.
8. Provide decent homes for all.	0	Not Relevant.	0	Not Relevant.	0	Not Relevant.
9. Value, enhance and protect built environment assets.	0	Infrastructure improvements involve loss of some buildings, however they facilitate public realm improvements in the central area, which offset impact.	0	Measures require no loss of buildings. Reduced opportunity for public realm improvements.	-	No impact on buildings. Greatly reduced opportunity for public realm improvements in central area.
10. Value, enhance and protect important natural assets including biodiversity.	0	No impact anticipated.	0	No impact anticipated.	0	No impact anticipated.
11. Encourage high quality, attractive and safe built and natural environments.	++	Infrastructure improvements will facilitate significant public realm improvements in the central area.	+	Reduced opportunity for public realm improvements.	0	Minimal opportunity for public realm improvements.
12. Improve air, water and soil quality.	0	Travel plan measures offset by increased demand resulting from development.	+	Reduced traffic levels will lead to air quality improvements.	-	Continued decline in air quality as demand increases.
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	0	Combination of modal shift and more efficient use of network offset by increased demand generated by growth.	0	Combination of modal shift and more efficient use of network offset by increased demand generated by growth.	-	Continued negative impact due to lack of intervention.
14. Conserve natural resources.	-	Use of land and materials for infrastructure construction.	-	Use of land and materials for infrastructure construction.	0	No impact
15. Increase transport choice and reduce the need to travel.	+	Enhanced public transport, walking and cycling facilities will provide genuine alternatives to private car use.	+	Enhanced public transport, walking and cycling facilities will provide genuine alternatives to private car use.	-	Lack of intervention will provide no increase in opportunities for modal shift.
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Not Relevant	0	Not Relevant	0	Not Relevant
17. Improve and regenerate the economy to provide jobs for all.	++	Enhanced transport provision in all modes will increase the attractiveness of the area to investors and developers thus creating job opportunities.	+	Minimum improvements will have result in a reduced impact on the attractiveness of the area to investors and developers.	-	Lack of intervention will have a discouraging effect on potential investors.
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	+	Enhanced transport provision in all modes will increase the attractiveness of the area to high quality employers thus creating job opportunities.	0	Minimum improvements are likely to be a disincentive to high quality employers.	-	Lack of intervention will have a discouraging effect on potential investors.
19. Ensure everyone has the skills they need to access the job they want.	0	Not Relevant	0	Not Relevant	0	Not Relevant
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	++	Enhanced transport provision in all modes will increase the attractiveness of the area to investors.	+	Minimum improvements will have reduced impact on the attractiveness of the area to potential investors.	--	Lack of intervention will have a discouraging effect on potential investors.
Totals	14		8		-12	

Transport Strategy – Stage 2: Options

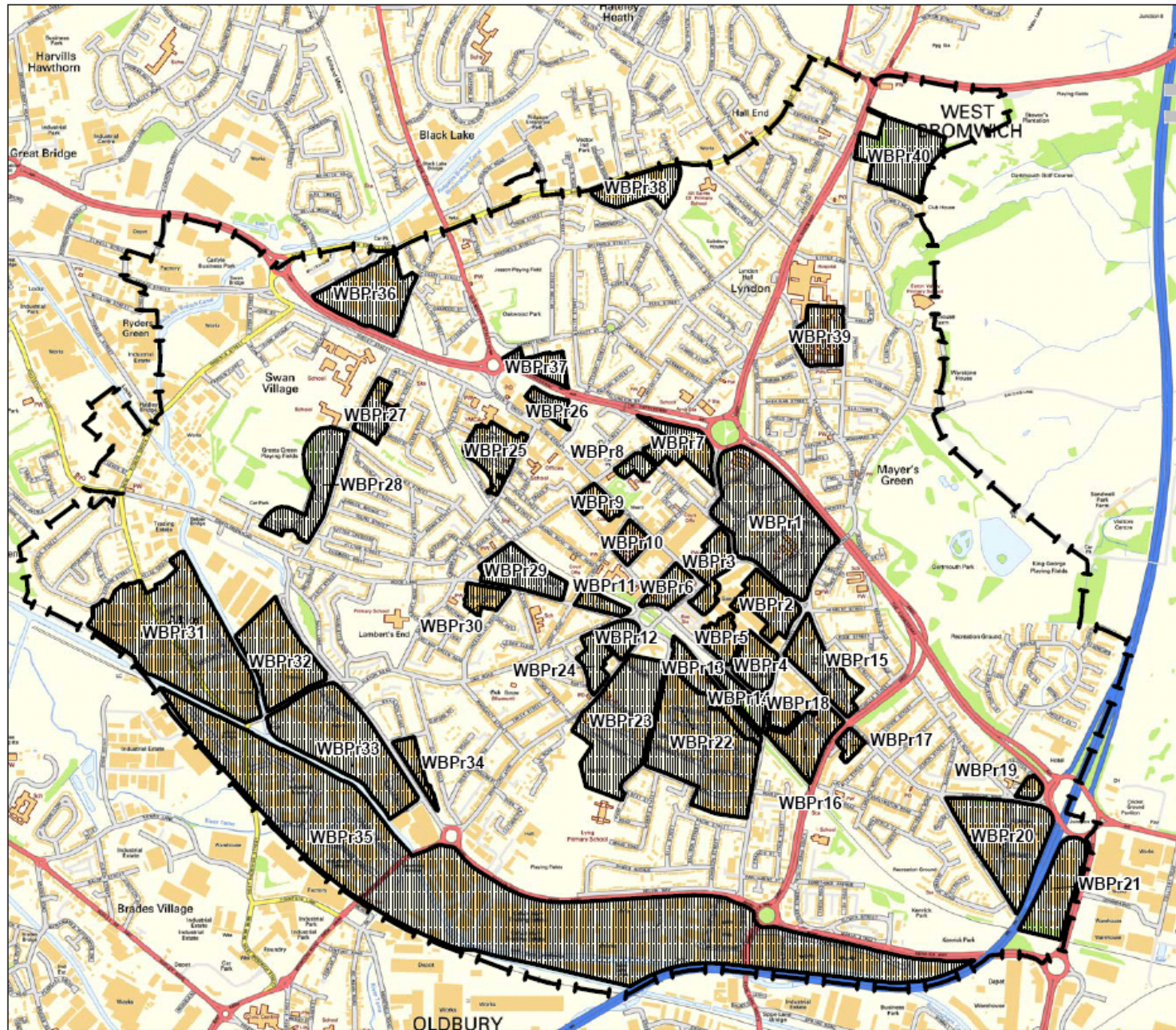
Sustainability Objectives	Further Infrastructure Improvements & Area Wide Travel Plan Measures		No Further Intervention		Score	Commentary
	Score	Commentary	Score	Commentary		
1. Increase the opportunities for all communities and stakeholders to participate in and contribute to decisions, which affect their quality of life within Sandwell.	0	Not relevant.	0	Not relevant.		
2. Reduce crime, fear of crime and anti-social behaviour.	0	Not relevant.	0	Not relevant.		
3. Improve health and reduce inequalities in access to health and social care.	+	Improved Cycle and Pedestrian facilities will contribute to improved health..	0	Not relevant.		
4. Reduce poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.	+	Improved infrastructure will facilitate new development increasing job opportunities	-	Lack of further investment will constrain further improvement.		
5. Improve access to education and lifelong learning for all.	++	Improved infrastructure and Travel Plan measures will improve access to education facilities within the AAP area.	0	No further impact.		
6. Improve access to services for all.	++	Improved infrastructure and Travel Plan measures will improve access to services within the AAP area.	0	No further impact.		
7. Increase cultural and recreational activity for all communities.	0	Not relevant.	0	Not relevant.		
8. Provide decent homes for all.	0	Not relevant.	0	Not relevant.		
9. Value, enhance and protect built environment assets.	-	Infrastructure improvements involve loss of buildings., however they facilitate public realm improvements in the central area which partially offset impact.	0	No impact on buildings. Greatly reduced opportunity for public realm improvements in central area.		
10. Value, enhance and protect important natural assets including biodiversity.	-	Minor impact of new infrastructure on SINC/SLINC.	0	No impact.		
11. Encourage high quality, attractive and safe built and natural environments.	+	Infrastructure improvements will facilitate significant public realm improvements in the central area.	0	Little opportunity for further public realm improvements.		
12. Improve air, water and soil quality.	0	Travel plan measures offset by increased demand resulting from development.	0	No further impact.		
13. Reduce contributions to climate change through energy efficiency and use of renewable energy.	0	Combination of modal shift and more efficient use of network offset by increased demand generated by growth.	0	No further impact.		
14. Conserve natural resources.	-	Use of land and materials for infrastructure construction.	0	No impact.		
15. Increase transport choice and reduce the need to travel.	+	Enhanced public transport, walking and cycling facilities will provide genuine alternatives to private car use.	0	Lack of further investment will result in no further improvement.		
16. Minimise growth in waste and encourage re-use, recycling and recovery.	0	Not relevant.	0	Not relevant.		
17. Improve and regenerate the economy to provide jobs for all.	++	Enhanced transport provision in all modes will increase the attractiveness of the area to investors and developers thus creating job opportunities.	-	Lack of further investment will result in no further improvement. Further growth will be contained.		
18. Increase high quality employment opportunities whilst recognising the contribution of unpaid work.	+	Enhanced transport provision in all modes will increase the attractiveness of the area to high quality employers thus creating job opportunities.	0	Lack of further investment will result in no further improvement.		
19. Ensure everyone has the skills they need to access the job they want.	0	Not relevant.	0	Not relevant.		
20. Increase the development of new businesses by making Sandwell an attractive location to start, expand or relocate a business.	+	Enhanced transport provision in all modes will increase the attractiveness of the area to investors.	0	Lack of further investment will result in no further improvement.		
Totals	10		-2			

APPENDIX H: BASIC ASSESSMENT MATRIX OF SIGNIFICANT EFFECTS - PREFERRED OPTIONS

Housing Sites																				
Site Reference	Sustainability Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
WBPr1	0	0	0	0	X	0	✓	0	0	0	✓	0	0	X	✓	0	✓	0	0	✓
WBPr2	0	0	0	0	0	0	✓	0	✓	0	✓	0	0	X	✓	0	✓	0	0	✓
WBPr3	0	0	0	✓	0	0	0	0	✓	0	✓	0	0	X	✓	0	✓	✓	0	✓
WBPr4	0	0	0	0	0	0	0	0	✓	0	✓	0	0	X	✓	0	✓	0	0	✓
WBPr5	0	0	0	0	0	0	0	0	✓	0	✓	0	0	X	✓	0	✓	0	0	✓
WBPr6	0	0	0	0	0	0	✓	0	✓	0	✓	0	0	X	✓	0	✓	0	0	✓
WBPr7	0	0	0	✓	0	0	0	0	0	0	✓	0	0	X	✓	0	✓	✓	0	✓
WBPr8	0	0	0	✓	0	0	0	0	0	0	✓	0	0	X	✓	0	✓	✓	0	✓
WBPr9	0	0	0	✓	X	0	0	0	✓	0	✓	0	0	X	✓	0	✓	✓	0	✓
WBPr10	0	0	0	✓	0	0	0	0	✓	0	✓	0	0	X	✓	0	✓	✓	0	✓
WBPr11	0	X	0	0	0	0	0	0	0	0	X	✓	✓	✓	0	0	0	0	0	0
WBPr12	0	0	0	✓	0	✓	0	0	0	0	✓	0	0	X	✓	0	0	0	0	✓
WBPr13	0	0	0	✓	0	0	0	0	0	0	✓	0	0	X	✓	0	✓	✓	0	✓
WBPr14	0	0	0	✓	✓	✓	0	0	0	0	✓	0	0	X	✓	0	0	0	✓	✓
WBPr15	0	0	0	✓	0	0	✓	✓	0	0	✓	0	0	X	✓	0	0	0	0	✓
WBPr16	0	0	✓	✓	0	✓	✓	0	0	0	✓	0	0	X	✓	0	✓	0	0	✓
WBPr17	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr18	0	0	0	✓	0	✓	0	0	0	0	✓	0	0	X	✓	0	0	0	0	✓
WBPr19	0	0	0	✓	0	0	0	0	0	0	✓	0	0	X	✓	0	✓	✓	0	✓
WBPr20	0	0	0	✓	0	0	0	0	0	0	✓	0	0	X	✓	0	✓	✓	0	✓
WBPr21	0	0	0	✓	0	0	0	0	0	0	✓	0	0	X	✓	0	✓	✓	0	✓
WBPr22	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr23	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr24	0	✓	✓	✓	0	✓	✓	0	✓	X	✓	0	X	X	0	X	0	0	0	0
WBPr25	0	✓	0	✓	0	0	0	✓	✓	X	✓	0	X	X	0	X	0	0	0	0
WBPr26	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr27	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr28	0	✓	0	✓	0	0	0	✓	✓	X	✓	0	X	X	0	X	0	0	0	0
WBPr29	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr30	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr31	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr32	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr33	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr34	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr35	0	0	0	✓	0	0	0	0	0	0	0	X	0	X	0	0	✓	✓	0	✓
WBPr36	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0

WBPr37	0	✓	0	✓	0	0	0	✓	✓	X	✓	0	X	X	0	X	0	0	0	0
WBPr38	0	✓	0	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr39	0	✓	X	✓	0	0	0	✓	✓	0	✓	0	X	X	0	X	0	0	0	0
WBPr40	0	✓	0	✓	0	0	0	✓	✓	X	✓	0	X	X	X	X	✓	0	0	✓
Green Infrastructure	0	0	✓	✓	0	✓	✓	0	✓	✓	✓	0	0	X	0	0	0	0	0	✓
Transport Strategy 1	0	0	✓	0	✓	✓	0	0	0	0	0	X	0	X	✓	0	0	0	0	✓
Transport Strategy 2	0	0	✓	0	✓	✓	0	0	0	0	0	X	0	X	✓	0	0	0	0	✓

5	WBPr25	Effects on local population where active educational facilities are removed for development.	-	-	-	Low	Permanent	Local/borough wide.	Medium - high	Medium	Major negative	X	Provision of relocated school/educational facility if need is identified.
	Housing sites	Positive cumulative effect of development generating S106s for education.	+	+	+	Medium - high, ongoing	Permanent	Local/borough wide	Medium - high	Medium	Major positive	✓	Secure S106 for education where local need is identified.
6	N/A	There were no development options that generated predicted adverse effects with regard to improving access to services for all.											
7	N/A	There were no development options that generated predicted adverse effects with regard to increasing cultural and recreational activity for all communities.											
8	N/A	There were no development options that generated predicted adverse effects with regard to providing decent homes for all.											
9	N/A	There were no development options that generated predicted adverse effects with regard to 'Value, enhance and protect built environment assets'.											
10	WBPr 22, 24, 27, 28, 37, 40	Where natural assets or biodiversity is affected as a result of development.	--	-	-	Low	Permanent	Local	Low - medium	Medium	Moderate negative	X	Relocation of habitats where natural assets are identified.
11	N/A	There were no development options that generated predicted adverse effects with regard to encouraging high quality, attractive and safe built and natural environments.											
12	All sites	Cumulative effect of new residential, town centre and industrial development on air, water & soil quality.	-	-	--	High, ongoing	Permanent	The impact on air quality is not just confined to the local area, as vehicles will travel from the local, borough, regional and sometimes wider areas.	High	Medium	Severe negative	X	Promotion of more sustainable modes of transport and the provision of public transport in areas of new development not currently served.
13	All sites	Cumulative effects of	-	-	--	Medium -	Temporary	Local -	High	Medium	Severe	X	Reduction in the



**WEST BROMWICH
AREA ACTION PLAN**

**PROPOSAL SITES
PUBLICATION DOCUMENT**

AUGUST 2011

Not to Scale



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