

## Potential Main Modifications – Sandwell Local Plan Examination

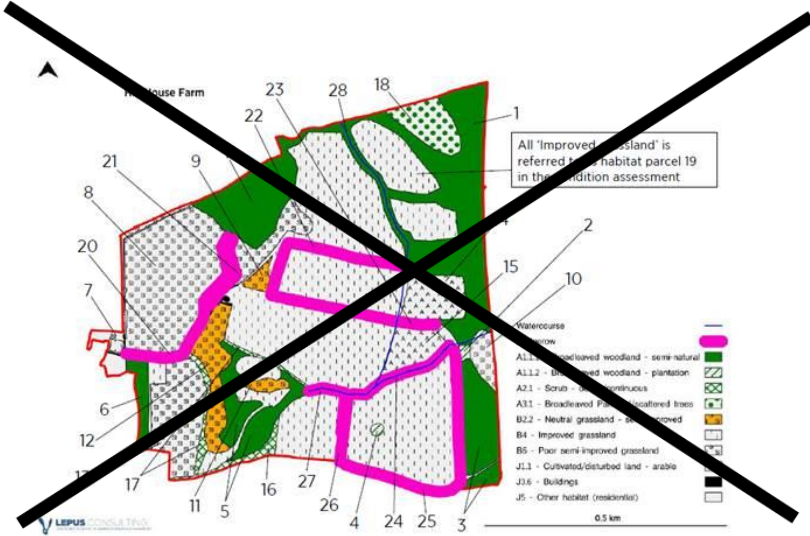
12/06/2025

Ref	ID ref	Page / paragraph / policy reference	Proposed change					Reason	Respondent	Date added
MM1	1438	APPENDIX B - Sandwell Site Allocations; Housing Allocations table	Add new row:					Site first promoted at Reg.19 consultation stage. A national housebuilder has agreed draft heads of terms for acquiring an interest in the site and intend to submit a planning application and build out a residential development in the short term.  SMBC Site Assessment (ref. 183) concludes that site is appropriate for residential use. Allocation of site necessary to ensure SLP is positively prepared and seeks to meet objectively assessed housing needs (NPPF 36(a)).	Barratt West Midlands	11/06/2025
			Site Ref (Site Assess Ref.)	Site Name and Address	Ward	Town	Indic. Capacity (net homes)			
			<b><u>SH67 (183)</u></b>	<b><u>Part of Rowley Regis Golf Course, Tippity Green, Rowley Regis B65 9EJ</u></b>	<b><u>Rowley</u></b>	<b><u>Rowley Regis</u></b>	<b><u>250</u></b>			
			Gross Site Area (ha) brownfield (B) or greenfield (G)	Indicative Net Devel. Area (ha)	Net Density (dph)	Anticipated Delivery Timescale (completion year)	Further Information			
			<b><u>10.3ha G and B</u></b>	<b><u>6.25ha</u></b>	<b><u>40</u></b>	<b><u>2029-2031</u></b>	<b><u>Site assessment found the site suitable for residential development.</u></b>			

Ref	ID ref	Page / paragraph / policy reference	Proposed change					Reason	Respondent	Date added
							<p><u>Mitigation needed for SLINC SA071 Alsopp's Hill.</u></p> <p><u>Part of site historically quarried and used for landfill. This part of the site could be suitable for public open space and supporting infrastructure. Indicative net developable area reduced accordingly.</u></p>	<p>Site has been subject to Reg.19 consultation following submission of the SLP for examination.</p> <p>*Inclusion of the allocation will impact the SLP housing requirement figure and trajectory, and will require an amendment to the policies map*</p>		
MM2	1514	Policy SCC4 (1a), (4a)	<p>From Bioregional / Edgars</p> <p>SSC4 1(a)</p> <p>All large-scale major new residential <b><u>developments</u></b> (50 dwellings or more) and non-residential <b><u>developments</u></b> (5,000 m<sup>2</sup> floorspace or more) <del>developments</del> are required to complete a whole-life carbon assessment in accordance with <del>RICS Whole Life Carbon Assessment guidance</del> <b><u>with BS EN 15978 standard. The assessment should be based on the most appropriate and up-to-date guidance available that complies with the</u></b></p>					<p>Consultants do not feel the proposed changes are required to make the policy sound. As such, they are included for future reference if modifications are sought through examination. Wording</p>	FCC Environmental	11/06/2025

Ref	ID ref	Page / paragraph / policy reference	Proposed change	Reason	Respondent	Date added								
			<p><b><u>principles outlined in the BS EN 15978 standard. Guidance such as the RICS Whole Life Carbon Assessment guidance (2nd edition) may be used, among others.</u></b></p> <p>SSC4 (4a) Demolition audits All major development sites that contain existing buildings / structures must carry out a pre-redevelopment and/or pre-demolition audit, following <del>an well</del> established industry best practice method (e.g. BRE), <b><u>for larger structures or significant demolitions.</u></b></p> <p><b><u>b. For smaller-scale demolitions, such as individual walls or small outbuildings, developers are required to consider material re-use where feasible, without the need for a full audit. A simplified, proportionate approach should be taken to assess potential material recovery and reuse.</u></b></p>	change has been subject to Reg.19 consultation following submission of the SLP for examination.										
MM3	-	SNE2 section 6 – table	<table><tr><th>Location</th><th>Potential Project Type</th><th>Baseline Units</th><th>Potential Uplift units (%)</th></tr><tr><td><del>Hill House Farm</del> <b><u>Ray Hall</u></b> <b><u>Pastoral Land</u></b></td><td><del>Large areas of 'modified grassland' within the site that could be improved to 'other neutral grassland' of good condition. The current land use may have to</del></td><td><del>241.73</del> <b><u>87.75</u></b></td><td><del>+255.87</del> <del>(105.85)</del> <b><u>+48.05</u></b> <b><u>(54.76%)</u></b></td></tr></table>	Location	Potential Project Type	Baseline Units	Potential Uplift units (%)	<del>Hill House Farm</del> <b><u>Ray Hall</u></b> <b><u>Pastoral Land</u></b>	<del>Large areas of 'modified grassland' within the site that could be improved to 'other neutral grassland' of good condition. The current land use may have to</del>	<del>241.73</del> <b><u>87.75</u></b>	<del>+255.87</del> <del>(105.85)</del> <b><u>+48.05</u></b> <b><u>(54.76%)</u></b>	Issues with the identification of Hill House Farm as a potential habitat bank following further detailed work meant that it would not be available to the extent originally envisaged. Substitution of site proposed to allow for	-	11/06/2025
Location	Potential Project Type	Baseline Units	Potential Uplift units (%)											
<del>Hill House Farm</del> <b><u>Ray Hall</u></b> <b><u>Pastoral Land</u></b>	<del>Large areas of 'modified grassland' within the site that could be improved to 'other neutral grassland' of good condition. The current land use may have to</del>	<del>241.73</del> <b><u>87.75</u></b>	<del>+255.87</del> <del>(105.85)</del> <b><u>+48.05</u></b> <b><u>(54.76%)</u></b>											

Ref	ID ref	Page / paragraph / policy reference	Proposed change				Reason	Respondent	Date added
				<p>be adapted to accommodate these changes (arable).  There is potential for uplift in other habitats on Site.  <u>Comprises an area of natural and semi-natural greenspace containing several fields of pastures divided by hedgerows with trees. Ray Hall Pastoral Land contains pockets of poor and moderate 'other neutral grassland' which is divided by woodland and scrub. The grassland and woodland habitats offer the most potential for uplift.</u>  <u>NB – Ray Hall pastoral land and Hill Farm Bridge Fields will be delivered together as a single unit.</u></p>			<p>more certain delivery. Site change has been subject to Reg.19 consultation following submission of the SLP for examination.</p>		

Ref	ID ref	Page / paragraph / policy reference	Proposed change	Reason	Respondent	Date added
			<p>APPENDIX A – Nature Recovery Network and Biodiversity Net Gain</p> <p>....</p> <p>The six sites included in the SLP (Policy SEN2) are taken from the above shortlist and are detailed below:</p> 			

Ref	ID ref	Page / paragraph / policy reference	Proposed change	Reason	Respondent	Date added
			<div><p>Ray Hall Pastoral Land</p><p>Legend:</p><ul style="list-style-type: none"><li>A1.1.1 - Broadleaved woodland - semi-natural</li><li>A2.1 - Scrub - dense/continuous</li><li>A2.2 - Scrub - scattered</li><li>B2.2 - Neutral grassland - semi-improved</li><li>B6 - Poor semi-improved grassland</li></ul><p>0.5 km</p></div>			