



Matter 9 | Site allocations (housing) Written statement

**Sandwell Local Plan 2024-2041
Submitted for Examination**

Vulcan Property II Limited

August 2025

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Preliminaries

Local authority

Sandwell Council

Local plan

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Written statement

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1. Introduction

- 1.1 Sevo Planning Consultancy (Sevo) has prepared this Regulation 22 written statement for Vulcan Property II Limited (Vulcan). The written statement responds to matters, issues and questions as set out by the Inspector at *SA/ED59 Sandwell Local Plan 2024-2041 – Examination Matters, Issues and Questions (MIQs) for Weeks 2 and 3* of the Sandwell Local Plan (the SLP) Examination.
- 1.2 This submission is made ahead of the Local Plan Examination Week 2 and 3 hearing sessions scheduled to be held between Tuesday 23 September 2025 and Friday 3 October 2025. Friday 26 September 2025 (PM) and Friday 3 October 2025 (PM) are Week 2 and Week 3 reserve sessions.
- 1.3 This written statement responds to the issues and questions associated with **Matter 9 | Site allocations (housing) – site SH38 (SA 90)**. The corresponding hearing session is scheduled to take place on **Thursday 25 September 2025**. Sevo will not attend this hearing session. It is not anticipated that there will be any changes to the proposed housing allocation that Vulcan has put forward. If the Inspector raises any queries about the Vulcan site, then answers can be provided as required through further written submissions responding to Actions of the Inspector. Sevo has submitted this written statement ahead of the deadline of **midday Thursday 28 August 2025**.
- 1.4 Vulcan owns a site of 1.14ha at Brades Road, Oldbury. Vulcan put the site forward in response to the Local Plan Call for Sites as suitable for brownfield housing development. The site is included in the submission version of the plan, as a proposed housing allocation.
- 1.5 Vulcan has previously submitted representations at the following stages of development plan preparation:
- Issues and Options / Call for Sites – February and March 2023
 - Regulation 18 Preferred Options – six weeks to 18 December 2023
 - Regulation 19 Publication Draft – six weeks to 4 November 2024
- 1.6 Vulcan also made submissions following a draft Sandwell Housing Market Assessment Update (HMA) stakeholder workshop, held in June 2024.
- 1.7 Preparation of the SLP was preceded by the Council, together with Dudley Council, Walsall Council and the City of Wolverhampton, progressing The Black Country Plan 2039 (the BCP). The BCP reached Regulation 18 stage before being abandoned in October 2022 because the four councils were unable to reach agreement on the approach to planning for future development needs within the framework of the BCP. Vulcan had made representations at Issues and Options/Call for Sites and Regulation 18 stages, with its Brades Road site included in the BCP as a proposed housing allocation.
- 1.8 Reference to the National Planning Policy Framework (the Framework) are to the version published in December 2023, unless explicitly stated otherwise.
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2. Matter 9 – Written statement

M9

Site allocations (housing)

Issue 9 – Whether the plan’s site allocations are justified, effective, positively prepared and consistent with national policies.

Q9.1 Are the site allocations soundly based? In particular:

a) Is the site allocation consistent with the plan’s overarching strategy for the location of development? Is it of strategic importance to the delivery of the plan’s overarching strategy?

b) What is the likely effect of the allocation in relation to the following factors, where relevant:

i. The highway network and other infrastructure, such as health and education facilities, the national grid electricity transmission network, and open space.

ii. Flood risk.

iii. Air quality.

iv. Land contamination and stability, minerals and waste, and noise.

v. Heritage assets and their significance.

vi. Local environment and character.

c) Is the amount of development proposed for the allocation justified, including having regard to any constraints and the provision of necessary infrastructure and other policy requirements?

d) Is there evidence that the proposed development of the site allocation is likely to be viable and deliverable in the Anticipated Delivery Timescale indicated, where relevant?

e) Has any planning permission been granted and, if so, what are the details?

f) Are any site-specific policies or policy requirements necessary for the soundness of the site allocation?

Site SH38 (SA 90) | Brades Road, Oldbury

M9.1.1

In respect of 9.1a), the proposed Brades Road housing allocation is for a brownfield site in a sustainable location with good access to jobs and services. It has the potential to be brought forward for high density residential development together with other adjoining land parcels that are in the ownership of other parties. The proposed allocation of the Brades Road site is entirely consistent with the overarching strategy of the plan regarding the location of development and with national planning policy and guidance.

M9.1.2

Regarding the likely effect of the proposed allocation, as per Q9.1b), the proposed allocation is unlikely to have any material effect on the highway network, national grid electricity transmission network or other infrastructure. Any requirements in respect of health and education facilities locally will be a development management matter, having regard to the scale and composition of development brought forward. The site is entirely within Flood Zone 1. Its location within the Sandwell AQMA is in common with the rest of the borough, following the designation of the AQMA in 2005. It is not considered that there are any specific land contamination, minerals and waste or heritage/archaeology matters affecting the proposed allocation. The relationship between the site and any adjoining commercial uses will be a development

management issue, in the context of existing noise generating uses and the future enjoyment of dwellinghouses. Development of the site for residential use will be entirely consistent with the prevailing primarily residential character of the local area. It is expected that any proposed development will respond to and make best use of the canalside environment. Open space provision will be the subject of development management considerations concerning existing provision locally, and any additional requirement brought about by the proposed development.

M9.1.3 Regarding Q9.1c) and the amount of development proposed, Vulcan has made other submissions ahead of and during the examination hearing sessions regarding a case for not overly constraining potential development density. Appropriate density should be a matter for development management decision making, and a sustainable brownfield site such as Brades Road (and the proposed allocations contiguous with it) should be considered suitable for high density development to make maximum use of land and make a maximum contribution towards meeting housing needs in Sandwell. Part of the site is within an outer consultation zone associated with a nearby gas pipeline. This may influence development layout and massing, but it is not considered a barrier to successful delivery of housing development on the site.

M9.1.4 In respect of Q9.1d), Vulcan has indicated in its Regulation 19 representations that the anticipated delivery timescale of 2033 to 2034 does not reflect the Vulcan ambitions to deliver development on its site on a more short-term basis. It is accepted that land assembly of a wider site may take some time, but this is a process that is already underway. Whilst the 2033 to 2034 trajectory does not prevent earlier delivery, Vulcan encourages the Council to identify the site at an earlier point in its delivery trajectory.

M9.1.5 In response to Q9.1e), a planning application is yet to be submitted.

M9.1.6 Regarding Q9.1f), it is not considered that there are any site-specific policies or policy requirements necessary for the soundness of the Brades Road site allocation.

Q9.2 In terms of this issue, are any main modifications necessary for soundness?

M9.2.1 It is not considered that there are any main modifications necessary for soundness in context with the proposed Brades Road site allocation.
