



Sandwell Local Plan 2024-2041 - Examination

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Examination website
[Examination Overview](#) | [Sandwell Local Plan Examination](#) | [Sandwell Council](#)

Friday 3 October 2025 starting at 9.30

Hearing Sessions Agenda

Week 3 Day 4 (morning)

Please Note:

- All participants are encouraged to familiarise themselves with the hearing statements (and any relevant evidence) produced by the Council and other parties in respect of the matters to be discussed at this session. These are available on the examination website.
- The relevant Matters, Issues and Questions (SA/ED59) for this session are attached to this agenda for ease of reference. The discussion will typically follow the MIQs in order, focused on points upon which the Inspector requires further information or clarification. Some questions will require little discussion, and others may require significant discussion. The Inspector is also likely to have additional associated questions relating to the plan's soundness and/or legal compliance.
- Morning hearing sessions will typically finish no later than 1pm and will include a mid-morning break. Afternoon hearing sessions will finish by 5pm, with a mid-afternoon break.

1. Inspector's Opening and Introductions

Matter 12: Development Management Policies

2. Issue 12 – Whether the plan's development management policies are sound (Questions 12.1 to 12.6)

Areas for discussion:

- Policy SDM1
 - Flexibility
 - Design codes
 - Cross-referencing



- Policy SDM2
 - Nationally Described Space Standards
 - Water efficiency
- Policy SDM3
 - Tall buildings
- Policy SDM4
 - Historic environment
- Policy SDM5
 - Historic environment
- Policy SDM6 and Policy SDM7
 - Combining these 2 policies
- Policy SDM8
- Policy SDM9
 - Loss of community facilities
- Policy SDM10
 - Article 4 directions
- Any main modifications necessary

3. Next steps for the examination

4. Close

MATTERS, ISSUES AND QUESTIONS (MIQs)

MATTER 12: Development Management (Policies SDM1–SDM10)

Issue 12 – Whether the plan is positively prepared, justified, effective and consistent with national policy in respect of its development management policies.

Q12.1 Is policy SDM1 justified and consistent with national policy? Including:

- a) Are the requirements clear, justified and will they be effective in ensuring high quality design?
- b) Is the policy appropriately flexible, including is criterion 3 justified in requiring major development proposals to contribute to the greening of Sandwell?

Q12.2 Is policy SDM2 justified and consistent with national policy in its approach to development and design standards? Including:

- a) What evidence justifies the requirement in criterion 1 for new homes in Sandwell to meet the Nationally Described Space Standards?
- b) Is criterion 3 justified and appropriately flexible in setting a specific water efficiency standard of 110 litres per person per day?

Q12.3 Are policies SDM3, SDM4, and SDM5 justified and consistent with national policy regarding consideration of the historic environment?

Q12.4 Is it clear how policies SDM6 and SDM7 relate to each other and how they will be applied in practice? For soundness, should these two policies be amalgamated?

Q12.5 Overall, are policies SDM8, SDM9, and SDM10 positively prepared, justified, effective and consistent with national policy?

Q12.6 In terms of this issue, are any main modifications necessary for soundness?