

Sandwell Metropolitan Borough Council  
Development Management Section  
P.O. Box 2374  
Council House  
Freeth Street, Oldbury  
West Midlands. B69 3DE



Application No.DC/15/58580

**SANDWELL METROPOLITAN BOROUGH COUNCIL**

**OUTLINE PLANNING CONSENT  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**THE TOWN AND COUNTRY PLANNING (APPLICATIONS) REGULATIONS 1988**

| Name and Address of Applicant  | Name and Address of Agent   |
|--|---|
| Natgrass Booth Commercial<br>1st Floor<br>48 Fentham Road<br>Hampton In Arden<br>Solihull<br>B92 0AY | Keith Reynold MCIAT<br>Woodside<br>The Grove<br>Hampton In Arden<br>Solihull<br>B92 0HD |

Site: The Field House Johns Lane Tipton DY4 7PT

Particulars of Development: Proposed residential (C3) and care home development (C2) - (outline application with all matters reserved). Revised application - DC/15/58189.

Valid application received on: 2nd Sept 2015.

The Borough Council of Sandwell as local planning authority hereby **GRANT OUTLINE PLANNING PERMISSION** for the above described development proposed in the application numbered as shown above and in the plans and drawings approved as listed overleaf, subject to the following condition(s):-

**Conditions**

1. The development hereby permitted shall not be commenced until details of the reserved matters have been submitted to and approved by the local planning authority. The reserved matters are:-  
(a) layout                      (b) scale      (c) appearance                      (d) access      (e)  
landscaping

2. In the case of any reserved matters application for approval shall be made not later than the expiration of three years beginning with the date of this permission.
3. The development hereby permitted shall be begun not later than whichever is the later of the following dates:-
  - (a) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
4. The implemented development must conform with the terms of and the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (an of) the following condition(s), or approved amendments(s).
5.
  - a) Before the development is commenced (excluding any site investigations, remedial measures or construction of foundations) details of the materials to be used for the external surfaces of the development shall be submitted in writing and approved by the Local Planning Authority.
  - b) The development shall be constructed in accordance with the approved schedule of materials.
6. The development permitted by this permission shall only be carried out accordance with the approved Flood Risk Assessment (FRA) JCD/jad/0176/1/5 (September 2015) undertaken by John Davies Associates and the following mitigation measures detailed within the FRA:
  - i. Finished floor levels are set no lower than 126.60m above Ordnance Datum (AOD) as proposed within section 10 bullet point 2.
  - ii. Flood resistant and resilient construct methods to be used in all buildings as proposed within section 10 bullets points 4,5 and 6.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be subsequently be agreed, in writing, by the local planning authority.

7. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site of the site shall each be submitted to and approved, in writing, by the local planning authority:
  - i. A preliminary risk assessment which has identified:
    - all previous uses
    - potential contaminants
    - a conceptual model of the site indicating sources, pathways and receptors
    - potentially unacceptable risks arising from contamination at the site

- ii. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

- 8. a) Before the development is commenced details of drainage works (including SUDs) for the disposal of both surface water and foul sewage shall be submitted in writing to and approved by the Local Planning Authority.  
b) The approved drainage works shall be implemented before the development is brought into use and thereafter retained as such.
- 9. The submitted indicative sketch layout does not form part of the submission and no approval, even in principle, is hereby conveyed with this permission.
- 10. a) The development shall not be brought into use until the space shown on the submitted plan for the parking, loading and unloading and manoeuvring of vehicles has been provided.  
b) When provided the space for the parking, manoeuvring, loading and unloading of vehicles shall be retained as such.
- 11. a) The approved development/use shall not be occupied until all areas of hardstanding, including car parks, driveways, footways, vehicular access, manoeuvring areas and service areas/yards, as indicated on the approved plan(s), have been laid out, drained, surfaced and marked out in accordance with details which have previously been submitted in writing to and approved the Local Planning Authority.  
b) When provided the areas identified in the preceding condition shall then be retained at all times thereafter for their intended use.
- 12. a) Before the development commences details of the proposed means of compliance with Black Country Core Strategy Policy HOU3 (Affordable

Housing) and Policy SAD H3 (Affordable Housing) and Sandwell's adopted Supplementary Planning Guidance (Planning Obligations) shall be submitted in writing and approved by the Local Planning Authority.

b) No dwelling shall be occupied unless and until the approved means of compliance with the preceding part (a) of this condition has been implemented.

13. a) Before the is brought into use a scheme showing details of the height, type and position of all site and plot boundary walls or fences to be erected on the site shall be submitted in writing to and approved by the Local Planning Authority.

b) The approved boundary walls or fences shall be erected before each dwelling is first occupied.

14. a) The hard and soft landscaping scheme to be approved in pursuance of condition 1 (e) of this outline permission shall include where appropriate the retention of existing trees on the site.

b) The approved hard and soft landscaping and planting scheme shall be implemented within eight months of the development being brought into use

c) Any tree, hedge or shrub planted as part of a soft landscaping scheme (or replacement tree/hedge) on the site, and which dies or is lost through any cause during a period of 3 years from the date of first planting shall be replaced in the next planting season.

15. a) Before the development is first occupied details of a scheme secure cycle parking within the development shall be submitted in writing to and approved by the Local Planning Authority.

b) The approved secure cycle parking shall be implemented before the development is first occupied and thereafter retained as such.

16. Before the development is commenced details of the finished floor levels of the proposed dwellings, including their relationship to the levels of the highway and existing development(s), shall be submitted in writing and approved by the Local Planning Authority.

17. Before the development is commenced details of the renewable energy details offsetting 10% of residual energy demand of the development on completion shall be submitted in writing and approved by the local planning authority. The development shall not be occupied unless and until the renewable energy sources have been implemented.

18. a) Before the development is first occupied details of refuse storage within the development shall be submitted in writing to and approved by the Local Planning Authority.  
  
b) The approved refuse storage shall be implemented before the development is first occupied and thereafter retained as such.
19. a) Before development commences details of the secure fencing to be erected around the site during the development process shall be submitted in writing and approved by the Local Planning Authority.  
  
b) Before the development processes commences the secure fencing shall be implemented in accordance with the approved details.
20. Construction works and all activities associated with the development of the site shall be between 0730 to 1800 hours on Monday to Friday, 0730 to 1400 hours on Saturday, with no work at any other time including Sundays and Public Holidays.
21. a) Before the development is commenced (excluding the demolition of buildings and structures that are not to be retained and the carrying out of the site remediation works) a detailed method statement or working on the application site in connection with the approved development shall be submitted in writing and approved by the Local Planning Authority. The method statement of working on the application site shall include details of hours of operation, noise mitigation, wheel cleaning and dust suppression measures to be implemented during the site preparation and construction phases, and shall include details of parking for all site operatives and proposed access points for construction vehicles.  
  
b) The method of working statement scheme shall be implemented as approved in writing by the Local Planning Authority.
22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development covered by Class A, B, C & E of Schedule 2 (Part 1) of that Order shall be carried out without the express written consent of the Local Planning Authority.

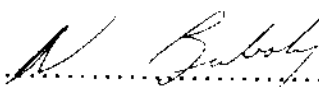
## **Reasons**

1. This permission is issued on an outline application submitted under Article 3 of the Town & Country Planning (General Development Procedure) Order 1995.
- 2&3 Pursuant to section 92 of the Town & Country Planning Act 1990.

4. To ensure that any development undertaken under this permission shall not be otherwise than in accordance with the terms of the application, on the basis of which permission is being granted, except in so far as other conditions may so require.
5. To ensure the satisfactory appearance of the development.
6. To reduce the risk and consequences of flooding to the proposed development and future occupants.
7. As the submitted Ground Investigation and Piling report may not present an accurate characterisation of current conditions on the site as the information detailed within is likely to be outdated. Considering the previous use of the site an updated ground investigation report will have to be submitted in order to assess any possible risks posed to controlled waters
8. To ensure that satisfactory drainage is provided and also to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with the National Planning Policy Framework and Policy ENV5 'Flood Risk, Sustainable Drainage Systems and Urban Heat Island' of the Black Country Core Strategy.
9. To ensure that the development is in keeping with the form and character of the area.
10. To ensure the provision of adequate off-street facilities having regard to the adopted parking standards, Planning Policy Guidance 13 'Transport', transport and highway safety in the vicinity of the site.
11. To ensure that all areas identified can be used conveniently and in all weather.
12. To ensure that the development conforms within the provisions of the Black Country Core Strategy, Site Allocations and Delivery Development Plan Programme and Supplementary Planning Guidance (Planning Obligations) in respect of Affordable Housing.
13. To ensure the satisfactory appearance of the development and safeguard the privacy of the residents.
14. To enhance the appearance of the development.
15. To ensure that the development conforms with the provisions of the Black Country Joint Core Strategy policy TRAN 4 Creating Coherent Networks for Cycling and Walking and Sandwell's adopted Cycling Supplementary Planning Guidance.

16. To ensure the satisfactory appearance of the development in the interests of privacy between dwellings and of the convenience and safety of the occupants of the proposed dwellings and users of the highway.
17. To ensure that the development accords with the provisions of Policy ENV7 Renewable Energy with the Black Country Joint Core Strategy.
18. To ensure the satisfactory appearance and in the interests of highway safety.
19. In the interests of public safety.
20. To protect the amenities of nearby residents and the occupiers of nearby property.
21. To protect the amenities of nearby residents and the occupiers of nearby property and in the interests of public safety.
22. To safeguard the amenities of the adjoining dwelling, to prevent over-development, intensification, privacy, outlook and light and ensure that adequate garden amenity is retained for the application premises.

Date :- **6. NOV. 2015** .....

Signature .....  .....

**Area Director - Regeneration and Economy**

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**N.B.**

1. **THIS IS AN OUTLINE PLANNING PERMISSION ONLY. IT IS NOT AN APPROVAL:-**
  - (A) **UNDER THE BUILDING REGULATIONS (WORK WHICH REQUIRES SUCH APPROVAL MUST NOT START UNTIL IT HAS BEEN OBTAINED);OR**
  - (B) **UNDER ANY OTHER STATUTORY PROVISION.**
2. **YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF.**

**THIS PERMISSION IS SUBJECT TO THE COMMUNITY INFRASTRUCTURE LEVY (CIL). THE CIL ASSUMPTION OF LIABILITY FORM SHOULD BE COMPLETED AND RETURNED TO THE LOCAL PLANNING AUTHORITY AT THE ADDRESS GIVEN ABOVE PRIOR TO THE COMMENCEMENT OF DEVELOPMENT. THE FORM CAN BE FOUND AT:-**

**[http://www.sandwell.gov.uk/info/200317/planning\\_policy/3236/sandwell\\_community\\_infrastructure\\_levy\\_cil/2](http://www.sandwell.gov.uk/info/200317/planning_policy/3236/sandwell_community_infrastructure_levy_cil/2)**

**APPROVED PLANS AND DRAWINGS:-**

| <b>Plan Description</b> | <b>Reference</b> | <b>Version</b> |
|-------------------------|------------------|----------------|
| Location Plan           | 1                |                |
| Site/Block Plan         | 15/15/2          |                |

**NOTE FOR APPLICANT**

**Applicant Engagement Statement**

In dealing with this application the local planning authority has worked with the applicant in a positive and proactive manner in compliance with paragraphs 186 and 187 of the National Planning Policy Framework.

**The following Policies And Proposals Contained Within Sandwell Council's Development Plan Are Relevant to the Determination of this Application:**

**SAD EOS 9 - Urban Design Principles**

The Council will assess all applications for new development in accordance with policy ENV3, Design Quality, of the Black Country Core Strategy.

The Council will reject poor designs, particularly those that are inappropriate in their locality, for example, those clearly out of scale with or incompatible with their surroundings.

Particular regard will be paid to how the development relates to the street, its relationship with the public realm, the ease with which the public are able to move through and around the development, and the nature and height of any buildings and their effect on the surrounding urban area.

**ENV3 Design Quality**

**Policy**

Each place in the Black Country is distinct and successful place-making will depend on understanding and responding to the identity of each place with high quality design proposals. Development proposals across the Black Country will deliver a successful urban renaissance through high quality design that stimulates economic, social and environmental benefits by demonstrating that the following aspects of design have been addressed through Design and Access Statements reflecting their particular Black Country and local context:



1. Implementation of the principles of “By Design” to ensure the provision of a high quality network of streets, buildings and spaces;
2. Implementation of the principles of “Manual for Streets” to ensure urban streets and spaces are designed to provide a high quality public realm and an attractive, safe and permeable movement network;
3. Use of the Building for Life criteria for new housing developments, to demonstrate a commitment to strive for the highest possible design standards, good place making and sustainable development, given local circumstances;
4. Meeting Code for Sustainable Homes Level 3 or above for residential development and Building Research Establishment Environmental Assessment Method (BREEAM) Very Good or above for other development, or the national requirement at the time of submitting the proposal for planning permission, to demonstrate a commitment to achieving high quality sustainable design;
5. Consideration of crime prevention measures and Secured By Design principles.
6. Including design features to reduce the urban heat island effect such as tree cover, green roofs and the inclusion of green space in development.

## **DEL1 Infrastructure Provision**

### **Policy**

All new developments should be supported by the necessary on and off-site infrastructure to serve the development, mitigate its impacts on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.

Unless material circumstances or considerations indicate otherwise, development proposals will only be permitted if all necessary infrastructure improvements, mitigation measures and sustainable design requirements and proposals are provided. These will be secured through planning obligations, the Community Infrastructure Levy, planning conditions or other relevant means or mechanisms, to an appropriate timetable that is prioritised, resourced, managed, delivered and co-ordinated across the sub region as a whole where appropriate.

To deliver and monitor the implementation of the development across the Black Country in Local Development Documents, the relevant Black Country Authorities will jointly set out:

- The range of infrastructure to be provided or supported;
- The prioritisation of and resource for infrastructure provision;

- The scale and form of obligation or levy to be applied to each type of infrastructure,
- Guidance for integration with adjoining Local Authority areas;
- Including maintenance payments and charges for preparing agreements;
- The defined circumstances and procedure for negotiation regarding infrastructure provision, where viability is at issue.

## **HOU2 Housing Density, Type and Accessibility**

### **Policy**

The density and type of new housing provided on each site will be informed by:

- The need for a range of types and sizes of accommodation to meet identified sub-regional and local needs;
- The level of accessibility by sustainable transport to residential services, including any improvements to be secured through development;
- The need to achieve high quality design and minimise amenity impacts, taking into account the characteristics and mix of uses in the area where the proposal is located.

Each authority will aim to provide an overall mix of house types over the plan period, tailored to best meet local and sub-regional needs.

Developments of 15 dwellings or more should provide a range of house types and sizes that will meet the accommodation needs of both existing and future residents, in line with information available from the Strategic Housing Market Assessment and Housing Needs Surveys and with reference to the targets above.

All developments will aim to achieve a minimum net density of 35 dwellings per hectare, except where higher densities would prejudice historic character and local distinctiveness as defined in Policy ENV2.

All site allocations made in Local Development Documents will indicate the density and house type mix to be sought. Detailed guidance on the application of this policy in local areas will be provided in Site Allocation Documents and Area Action Plans, and through individual local authority Supplementary Planning Documents.

## **HOU3 Delivering Affordable Housing**

### **Policy**

The Local Authorities will aim to provide a minimum 11,000 new affordable dwellings between 2006 and 2026, in partnership with developers and the Homes and Communities Agency.

Local Planning Authorities will seek to secure 25% affordable housing on all sites of 15 dwellings or more where this is financially viable. The tenure and type of affordable units sought will be determined on a site by site basis, based on best available information regarding housing need, site surroundings and viability considerations.

On sites where 25% affordable housing is proven not to be viable, the maximum proportion of affordable housing will be sought which will not undermine the development's viability, subject to achieving optimum tenure mix and securing other planning obligations necessary for the development to gain planning permission. Financial viability assessments conforming to an agreed methodology will be required and, where necessary, independently appraised by the local planning authority at the cost of the applicant. Claw back and other flexible arrangements will be sought through planning agreements, wherever possible, to allow for changing market conditions in future years.

## **ENV5 Flood Risk, Sustainable Drainage Systems and Urban Heat Island**

### **Policy**

The Black Country Authorities will seek to minimize the probability and consequences of flood risk by adopting a strong risk-based approach in line with PPS25. Development will be steered to areas with a low probability of flooding first through the application of the sequential test. The Exception test will then be required for certain vulnerable uses in medium and high probability flood areas.

Proposals for development must demonstrate that the level of flood risk associated with the site is acceptable in terms of the Black Country Strategic Flood Risk Assessment and its planning and development management recommendations as well as PPS25 depending on which flood zone the site falls into and the type of development that is proposed (see PPS25, table D1: Flood Zones to explain appropriate uses in flood zones).

To assist in both reducing the extent and impact of flooding and also reducing potential urban heat island effects, all developments should:

- Incorporate Sustainable Drainage Systems (SUDs), unless it would be impractical to do so, in order to significantly reduce surface water run-off and improve water quality. The type of SUDs used will be dependent on ground conditions;
- Open up culverted watercourses where feasible and ensure development does not occur over existing culverts where there are deliverable strategies in place to implement this;
- Take every opportunity, where appropriate development lies adjacent to the river corridors, or their tributaries or the functional floodplain, to benefit the river by reinstating a natural, sinuous river channel and restoring the functional floodplain within the valley where it has been lost previously;

- On sites requiring a Flood Risk Assessment, reduce surface water flows back to equivalent greenfield rates;
- Create new green space, increase tree cover and/or provide green roofs;

No development will be permitted within a groundwater SPZ1 which would physically disturb an aquifer, and no permission will be granted without a risk assessment demonstrating there would be no adverse effect on water resources.

## **ENV7 Renewable Energy**

### **Policy**

Proposals involving the development of renewable energy sources will be permitted where the proposal accords with local, regional and national guidance and would not significantly harm the natural, historic or built environment or have a significant adverse effect on the amenity of those living or working nearby, in terms of visual, noise, odour, air pollution or other effects.

All non-residential developments of more than 1,000 square metres floor space and all residential developments of 10 units or more gross (whether new build or conversion) must incorporate generation of energy from renewable sources sufficient to off-set at least 10% of the estimated residual energy demand of the development on completion. The use of on-site sources, off-site sources or a combination of both should be considered. The use of combined heat and power facilities should be explored for larger development schemes. An energy assessment must be submitted with the planning application to demonstrate that these requirements have been met.

The renewable energy target may be reduced, or a commuted sum accepted in lieu of part or all of the requirement, only if it can be demonstrated that:

- a variety of renewable energy sources and generation methods have been assessed and costed;
- achievement of the target would make the proposal unviable (through submission of an independently assessed financial viability appraisal); and
- the development proposal would contribute to achievement of the objectives, strategy and policies of the Core Strategy.

## **SAD H2 - Housing Windfalls**

Proposals for residential development on sites not specifically allocated for residential use will only be permitted if they meet all of the following requirements:

- The site is previously developed land that is suitable for residential development or conversion to residential development;
- Development of the site for housing will not lead to an unacceptable reduction in the supply of employment land (in accordance with Core Strategy Policy DEL2, Managing the Balance Between Employment Land and Housing);

- The use is compatible with other development plan policies.

Proposals for residential development on unallocated greenfield land will only be considered where:

- The site is not protected as community open space and is deemed low quality, low value within the Council's Green Space Audit; or,
- The site is a piece of Council-owned land that is deemed surplus to requirements; or,
- The development of the site will bring an under-used piece of land back into beneficial use; or,
- The development of the site is infill and will meet the requirements of other policies/guidance within the LDF.

### **SAD H3 - Affordable Housing**

The Council will expect the size, type and tenure of future affordable housing to be in accordance with the information provided by the latest Housing Needs and Demands Study and any other information that the Council may collect with regard to housing need. Smaller sites, which could reasonably be expected to form part of a larger site in future, will also need to take this policy into account.

### **HOU3 Delivering Affordable Housing**

#### **Policy**

The Local Authorities will aim to provide a minimum 11,000 new affordable dwellings between 2006 and 2026, in partnership with developers and the Homes and Communities Agency.

Local Planning Authorities will seek to secure 25% affordable housing on all sites of 15 dwellings or more where this is financially viable. The tenure and type of affordable units sought will be determined on a site by site basis, based on best available information regarding housing need, site surroundings and viability considerations.

On sites where 25% affordable housing is proven not to be viable, the maximum proportion of affordable housing will be sought which will not undermine the development's viability, subject to achieving optimum tenure mix and securing other planning obligations necessary for the development to gain planning permission. Financial viability assessments conforming to an agreed methodology will be required and, where necessary, independently appraised by the local planning authority at the cost of the applicant. Claw back and other flexible arrangements will be sought through planning agreements, wherever possible, to allow for changing market conditions in future years.

## NOTES

### **Unstable or Contaminated Land**

Responsibility and subsequent liability for safe development and secure occupation rests with the developer and/or landowner. Although the local planning authority has used its best endeavours to determine the application on the basis of the information available to it, this does not mean that the land is free from instability or contamination.

In cases where the question of stability or contamination has been a material consideration, resolution of this issue does not necessarily imply that the requirements of any other controlling authority would be satisfied, and the **granting of planning permission does not give a warranty of support or stability or of freedom from contamination.**

## **NOTES**

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment Transport and the Regions under section 78 of the Town & Country Planning Act 1990.

If you want to appeal, then you must do so within 12 weeks of the date of this notice in the case of a householder application and within six months of the date of this notice in any other case, using a form which you can get from The Planning Inspectorate, 3/17 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not determine an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the General Permitted Development Order 1995 or any other relevant Development Order and to any Directions given under such Order(s).

In practice, the Secretary of State is unlikely to refuse to consider appeals solely because the local planning authority based its decision on a Direction given by him.

## **Purchase Notices**

If either the local planning authority or the Secretary of State for the Environment Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

## **West Midlands County Council Act 1980 Section 46 - Access for Fire Brigade.**

In accordance with section 46(2) of the above Act notice is hereby given as to the following provisions of the said section:-

Where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless after consultation with the fire authority they are satisfied that the plans show:

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

N.B. For the purposes of this notice the expression "district council" now includes Sandwell Metropolitan Borough Council.

## **Chronically Sick & Disabled Persons Act 1970:**

Your attention is drawn to the provisions of the above Act as amended by the Disabled Persons Act 1981 and to the British Standards Institution's "Code of Practice for Access for the Disabled to Buildings" referred to as BS 5810:1979 as appropriate.



**Notes for applicants who intend to carry out work to which the Building Regulation apply:**

Now that you have your Planning Permission, you will also need to consider applying for Building Regulation approval. This is basically a technical exercise to ensure that your project complies with current national building standards and that your health and safety (and that of members of your household) is not compromised.

Sandwell Council's Regeneration and Economy Directorate also provides a Building Control Service and if your scheme requires Building Regulation approval, I would ask you to contact my Building Control Section on 0121 569 4054/4055 if you require further information concerning the Building Regulations process or visit our website at [www.sandwell.gov.uk](http://www.sandwell.gov.uk) for guidance and forms.

**The Council's in-house Building Control Team can offer the following services:**

- Assessment of plans and any structural calculations – plans and details will be checked by our Team of qualified surveyors to check for compliance with the Building Regulations.
- Next day site inspection service (providing you book your inspection prior to 5.30 pm)
- In order to ensure that your building work meets minimum safety standards our Surveyors will carry out a pre-scheduled number of site inspections dependent on your project. We understand the importance of you (and your contractor) having on-site advice available throughout the duration of your project.
- Impartial and independent advice – as a team within the Council, Building Control does not have any contracts or links with architects or contractors and therefore, our primary concern is that your project meets current construction standards and that health and safety is given the highest priority.