

# **Walsall Planning 2026 – ‘Have your Say’**

## **Walsall Site Allocation Document, Walsall Town Centre Area Action Plan and Walsall Community Infrastructure Levy**

### **Preferred Options Consultation Report**

**February 2016**



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# Section One

## Approach to Consultation

This section provides an introduction to the report, a background to the consultation and the requirements of consultation including Duty to Cooperate.

### 1.1 Introduction

This report covers the Preferred Options consultation for Walsall Site Allocation Document (SAD) and Walsall Town Centre Area Action Plan (AAP). It also covers the first stage of consultation on Walsall's Community Infrastructure Levy (CIL). The Preferred Options consultation took place between **7th September to Monday 2nd November 2015**.

This report sets out our approach to consultation, how we publicised the consultation, the methods we used, an overview of the level of response and an evaluation of the consultation to establish any lessons that need to be learned for the next stage. **Appendix 1** of this report provides a record of the comments received at individual events. **Appendix 2** records some of the key material used. **Appendix 3** provides the standardised letter which was received from a number of consultees in response to the consultation. **Appendix 4** provides a summary of discussion with Walsall Health and Wellbeing Board. Finally **Appendix 5** provides a list of who we consulted at the Issues and Options stage and Preferred Options stage.

A separate document has been produced to capture the continuous engagement with **Duty to Cooperate** bodies. This will be published along with the other evidence supporting the plan making process at:

[http://cms.walsall.gov.uk//local\\_plans/evidence.htm](http://cms.walsall.gov.uk//local_plans/evidence.htm)

The consultation representations to the Preferred Options stage for all three documents can be viewed in full on our Planning 2026 web pages.<sup>1</sup> A summary of the consultation representations and the Council's responses can also be viewed on that page.

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<sup>1</sup> See website page:

[http://cms.walsall.gov.uk/index/environment/planning/planning\\_policy/planning\\_2026/consultation\\_representations.htm](http://cms.walsall.gov.uk/index/environment/planning/planning_policy/planning_2026/consultation_representations.htm)

## 1.2 Background to the Consultation

This stage of consultation is called the “Preferred Option” (PO), which is the second stage in the preparation of the SAD and Town Centre AAP, following the “Issues and Options” in 2013. The documents are set out in Draft Plans, containing the sites, proposed uses and draft policies. The plans are also accompanied by Draft Policies Maps. In parallel with the production of the Draft Plans consultation was also undertaken consultation on a Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule. CIL is a new mechanism for raising funds to pay for infrastructure which involves a levy charged on new buildings.

## 1.3 Consultation Requirements

The AAP and SAD will be examined for “soundness” by an independent planning inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements. One of the tests of soundness will be whether they are founded on a robust and credible evidence base, and represent the most appropriate strategy when considered against the reasonable alternatives. The responses to the consultation exercises will form part of this evidence base: they will be used to help decide the matters to be considered in the documents and guide the policy choices where options exist.

The NPPF (National Planning Policy Framework) states that early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. It also states that a wide selection of the community should be proactively engaged, so that Local Plans, as far as possible; reflect a collective vision and set of agreed priorities for the sustainable development of that area. As such, in order for the SAD and AAP to be found “sound” and able to be adopted by the Council, we need to be able to demonstrate that consultation has taken place throughout the process and that we have actively tried to engage with people who have a stake in the future of the area. There are several key stages where consultation will be especially important and these are set out below. Some of these stages, especially towards the end of the process, are legal requirements. The Preferred Option stage is not a legal requirement, but maintaining the same level of consultation is still important to ensure continuous meaningful consultation.

The Council has an adopted Statement of Community Involvement 2012 (SCI) which provides guidance on who we will involve in the production of planning documents and the techniques that might be used. The SCI sets out the minimum levels of involvement that interested people should expect from the Council, but we would hope to exceed these levels. The consultation requirements will vary depending on what document we are working on and what stage we are at in its production. The consultation will also

vary depending on the issues the plans raise and as a result of the evaluation of previous stages of consultation.

## 1.4 Identifying our Stakeholders

The first key step was to establish who our audience is in order to work out what methods of consultation we need to reach these audiences. The following is a list we used to shape our consultation methods to reach as wider audience as possible:

- Businesses
- Community and Voluntary groups
- Residents
- Tenants and residents associations
- Health related organisations
- Statutory Consultees
- Government and local authority
- Libraries and other service providers
- Schools and training providers
- Members
- Council officers and partner organisations
- Neighbouring housing offices
- Developers and Investors
- Planning Agents & Consultants
- Land and property Owners
- Environmental organisations
- Different religious and faith based groups
- Different racial, ethnic or cultural bodies
- People with disabilities
- Families
- Retired and elderly people
- Children and young People

## 1.5 The Consultation Database

In order to safely store all contact details we have created and maintained a consultation database for the details of those who have requested to be involved in the consultation or those who have already been involved, either by responding to or attendance at a consultation event. This allows us to send either emails or letters to all those on the database inviting them to be part of the consultation. At the Issues and Options stage we had just under 2,300 individuals and organisations on our database including residents, land owners, developers, environmental groups and businesses. The list is available in **Appendix 5**. During the Preferred Options stage this grew to 3,000 individuals.

## 1.6 Duty to Cooperate

The “duty to co-operate,” introduced through the Localism Act 2011 and Local Planning Regulations 2012<sup>2</sup>, is intended to replace the more formal system of collaboration between planning authorities and other bodies provided by the previous regional and local planning systems. Under the Act, there is also a requirement for planning authorities to demonstrate compliance with the duty as part of the independent examination of development plan documents. This means that where councils have failed to “co-operate” adequately on cross-boundary issues, their development plan documents will not pass independent examination.

The Act requires each planning authority to co-operate with any other strategic or local planning authority, and with any other relevant body specified in the Local Planning Regulations, where cross-boundary impacts are likely to arise from a plan being prepared. The new duty therefore imposes greater burdens on individual planning authorities than the previous (2004) regional and local planning regimes. Whereas in the past, the regional planning body would be responsible for addressing these issues at a strategic level through the preparation of a regional strategy, and a planning authority was required to engage with other planning authorities immediately adjoining its boundary, a planning authority must now consider whether the plans they are preparing are likely to impact on other areas beyond their immediate neighbours.

Regulation 4 stipulates that the following bodies, in addition to other strategic and local planning authorities, are subject to the duty:

- Environment Agency
- English Heritage (now Historic England)
- Natural England
- Mayor of London
- Civil Aviation Authority
- Homes and Communities Agency
- Primary Care Trusts (Walsall Clinical Commissioning Group)
- NHS England
- Office of Rail Regulation
- Transport for London
- Integrated Transport Authorities
- Highway Authorities

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<sup>2</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012 (SI 2012 No. 767):

- Marine Management Organisation
- Local Enterprise Partnerships (the local planning authority has a duty to have regard to the LEP)
- Local Nature Partnership (the local planning authority has a duty to have regard to the LNP)

Where relevant, the Council will have to engage with these bodies during the preparation of the plans and will be expected to collaborate with them on addressing cross-boundary issues. In Walsall there is little needs to collaborate with the Mayor of London or the Marine Management Organisation for example.

The Council is keeping a record of all Duty to Cooperate that covers from the Issues and Options stage up until the examination in order to show the evolving nature of the discussions.

## Section Two:

# Previous Stages of Consultation

This section of the report provides an overview of the previous stages of consultation including a summary of the consultation undertaken at the Issues and Options (I&O) stage, the level of response to this consultation and also a summary of the main themes from this stage of consultation.

### **2.1 Frontloading 2011 – 2012**

A six week consultation took place between 26<sup>th</sup> September 2011 and 11<sup>th</sup> November 2011 on the revised Statement of Community Involvement (SCI) and Scoping Report of the Sustainability Appraisal for the preparation of the Site Allocation Document (SAD) and Area Action Plan (AAP). The consultation also invited sites to be submitted to the Council under its 'Call for Sites' to seek land to consider for allocation of various land uses across the borough (including Walsall town centre).

### **2.2 Consultation on SA Reports**

Public involvement through consultation is a key element of the SA process. Consultation is undertaken in order to ensure we are including all the relevant matters in the Scoping Report.

The SEA Regulations state that a Scoping Report shall be prepared which will be the subject of consultation with statutory consultees for a minimum period of five weeks.

### **2.3 'Call for Sites' 2011-2012**

A press release was published in local papers along with an article on the Council's website to promote the start of the consultation in addition to direct letters and emails to landowners, other interested parties and residents held on the Council's Planning Policy consultation database. Additional sites were able to be submitted to the Council up to November 2012 for inclusion in the Issues and Options consultation documents in April 2013.

A total of 48 sites were submitted to the Council and the majority included sites that fell within the greenbelt. The Council's Planning Policy Team published a schedule of responses to the sites along with publication of the Issues and Options documents for public consultation in April 2013.



The Council issued a final Call for Sites enabling additional sites to be submitted between 22<sup>nd</sup> April 2013 and 31<sup>st</sup> December 2013 (and further extended into early 2014) to be considered for inclusion in the draft plans that will be published at the 'Preferred Options' stage of consultation.

## 2.4 Issues and Options Consultation

We undertook a 6 week formal consultation on Walsall SAD and Walsall Town Centre AAP from **April 22<sup>nd</sup> till June 3<sup>rd</sup> 2013**. A detailed report on the consultation undertaken at the Issues and Options stage is available at [www.walsall.gov.uk/issues\\_and\\_options\\_consultation\\_report.pdf](http://www.walsall.gov.uk/issues_and_options_consultation_report.pdf) A list of who was formally notified of the consultation is available in **Appendix 5**.

The following main methods were used to encourage people to have their say on the plans.

- Leaflet in the Council Tax booklet in March 2013 which included notification of the consultation dates, set out what the plans cover and asked residents to register their interest so we could send them an invite to partake in the consultation. This reached around 111,000 homes in the Borough.
- Press release to announce the consultation period and encourage people to get involved and have their say.
- We attended all six area meetings to introduce the group to the plans and to ask them to help us promote the consultation in their local area.
- Formal notification of the consultation starting was sent out to all contacts on our consultation database either by email or post.
- All the documents that formed part of the consultation, the response forms and any accompanying evidence documents were made available for access on our Planning 2026 webpages.
- As well as having the documents available on-line and printed copies on request we displayed copies in all of the libraries throughout the borough and in the Council's First Stop Shop.
- Social media was used as a consultation tool in addition to more traditional methods of consultation. The use of social media proved to be successful in reaching a wider audience, reaching a total of 2,209 views on the Wordpress site (as at 24/06/2013) and receiving 38 responses to questions on the Site Allocation Document and 94 responses to questions on the Town Centre Area Action Plan across all sources of social media.
- We used the Council's consultation and information bus –'First Stop Shop Express' as a base for a tour of all the District Centres.
- We attended events that were already planned during the consultation period including: Walsall Town Centre Market - 30<sup>th</sup> April 2013; Family Fit'n'Fun Day

Oak Park Leisure Centre - 11th May 2013 and Brownhills Community Day – 16<sup>th</sup> May 2013.

- We hosted a Planning 2026 Have your Say event, Walsall Council House – 15<sup>th</sup> May 2013 which was an open event to members of the public and other stakeholders such as land owners and planning consultants
- We also hosted a Planning 2026 Have your Say event, Aldridge – 28<sup>th</sup> May 2013 in response to a request by Aldridge Councillors to come to the local area and talk to residents about the plans, especially the sites that included issues around Green Belt.
- During the week of the 20<sup>th</sup> May 2013 we took over a vacant shop in the Saddlers centre and opened it to the public over lunch time and all day on the Saturday. In the pop-up shop we had the Planning 2026 display boards, the consultation boards, the annotated ward maps, the interactive mapping and the children's colouring competition.
- We also undertook specific consultation events/meetings with the following groups:
  - Councillors
  - South Staffordshire Council
  - Centro
  - Walsall Chamber of Commerce
  - Walsall Economic Board
  - Walsall Town Centre Businesses
  - Walsall Civic Society
  - Gypsy, travellers and Show People
  - Walsall Multi Faith Forum
  - Walsall College Students
  - Queen Mary's Students
  - Walsall W'Eyes
  - Walsall Disability Forum

## 2.5 Issues and Options Consultation Response Level

The table below sets out by respondent type the number of formal written response received during the consultation period. This does not include comments received during consultation events or at meetings.

<b>Respondent Type</b>	<b>SAD</b>	<b>AAP</b>
Walsall Council (Other Teams)	3	2
Walsall Council (Ward Members)	6	0
Other Councils (DTC)	5	2
Other DTC Bodies	5	7
Other Statutory Consultees/ Public Bodies	10	4
Community/ Voluntary Groups	4	2
Land Owners/ Developers/ Agents	19	9
Businesses	5	5
Local Residents/ Residents' Groups	136	6
Anonymous	1	0
<b>TOTAL</b>	<b>194</b>	<b>37</b>

DTC = Duty to Co-operate. Apart from neighbouring Councils, representations on the SAD were received from the following DTC bodies: English Heritage, Environment Agency, Natural England, B&BC Nature Partnership and Walsall Teaching PCT, and representations on the AAP from the following DTC bodies: English Heritage, Environment Agency, Natural England, B&BC Nature Partnership, Walsall Teaching PCT, HCA and Centro.

## 2.6 Issues and Options Public Consultation Events Engagement

The table below sets out the number of individuals who either attended or who were spoke to during the public consultation events that took place in the formal consultation period (April 22<sup>nd</sup> – June 3<sup>rd</sup> 2013). It also gives an indication of the number of comments received during these events.

Event	Number of attendees/Individuals Reached	Number of comments
Walsall Market 30/04/13	50	Around 100
FSS Bus Willenhall 07/05/13	40	20
FSS Bus Darlaston 07/05/13	30	20
FSS Bus Bloxwich 08/05/13	10	4
FSS Browhills 08/05/13	20	12
Family Fit 'n' Fun Day 11/05/13	70	16
Planning 2026 Have your Say Event 15/05/13	30	N/A
Brownhills Community Day 16/05/13	20	5
Planning 2026 Pop-up Shop 20/05/13 – 25/05/13	140	69
FSS Bus Aldridge 22/05/13	34	4
Planning 2026 Have your Say Event - Aldridge 28/05/13	Over 100	N/A
<b>Total</b>	<b>544</b>	<b>250</b>

## 2.7 Issues and Options Social Media Engagement

**Wordpress Blog:** The site reached a total of 660 views in April, 1,386 in May and 196 in June 2013 totalling 2,242 views during the months that the consultation period took place. During the consultation period a total of 33 questions were posted on the Wordpress site. This resulted in a total of 94 responses being received on Wordpress.

**Facebook:** The page reached a total of 80 likes by July 2013. During the consultation period a total of 31 questions were posted on the Facebook page by using the 'share' function on our Wordpress blog enabling comments to be made on either platform to suit the preferences of each user. This resulted in a total of 86 responses being received on Facebook.

**Twitter:** The estimated number of twitter accounts reached through using the hashtag #Walsall2026 is 15,298 as at September 2013.

## 2.8 Main Themes from the I&O Consultation

### Walsall SAD

Response	How this has influenced the plan?
The Green Belt should be reviewed.	The evidence to support the plan shows we have enough land within the urban area to meet our needs up-to 2026 and none of the representations have provided sufficient evidence to challenge this.
Significant objections to the proposed sites in the Green Belt put forward in the Call for Sites and in the I&O plan.	The PO plan doesn't not propose any new development sites in the Green Belt.
Some representations arguing that industrial land should be developed for housing.	The PO document identifies sites that are considered to be unsuitable for industry in the long term as consider for release for housing. However any site that is considered to be suitable and required for industry is proposed for protection.
At the I&O stage only two responses where received on the Gypsy, Travellers and Travelling Showpeople section. These were both discussing the type of sites needed to meet the needs of these communities.	The selection of potential sites to be allocated has been carried out using the criteria in the BCCS. Many sites that are suitable for general housing would meet these criteria. Most of the potentially available sites lie in the areas where a preference has been stated by the traveller community.

Overall the consultation endorsed the reliance of Options 1 & 2 for maintaining and managing the employment land supply. Support for option 3 (using open space and Greenfield land) was marginal, and there was a clear and overwhelming view against using Green Belt land for industry (option 4).	The PO includes no new sites within the Green Belt to be released for industrial development.
There were a number of responses calling for centre uses to be allocated to support new sites especially those in the Green Belt.	As the Green Belt sites are not being progressed in the plan there was no need to consider the need for new centre uses to support such development, in the other cases no evidence has been provided to demonstrate that there is a local need that cannot be addressed through a planning application and that requires an allocation.
Overall there was significant support for the protection of open space.	No open space has been identified for development unless there is clear evidence of an adequate supply in the area or potential for mitigation of the loss of open space as part of a sites development.
Detailed comments from the Environment Agency on sites and floodrisk.	These were considered as part of the Council's continuing work with the Environment Agency reviewing the site in light of the floodrisk information.
Support for the protection of Walsall canals.	Continued work on refining the canal policy wording and any specific issues around the enhancement of the canal network in light of the responses.
Detailed comments from Historic England in regards to the specific policies but also the approach in the SAD towards the historic environment.	The Council has committed to work with Historic England on the policy wording and also on assessing the impact on the allocations on the historic environment.
Some support for safeguarding waste facilities and the need to reduce landfill. However there were also some concerns of the impact of such uses of surrounding industry and also residential areas.	This approach is continued in the PO document. The policy in the PO looks to mitigate as much as possible the impact on such uses.
General support for the approach towards Minerals in the plan along with some detailed comments of specific sites.	Support was welcomed and the policies have been developed to incorporate further detail where appropriate.
Overall support for the improvements identified to road infrastructure and public transport.	Support welcomes and the Council will continue to work with transport providers to develop the policies.

## 2.9 Walsall Town Centre AAP

Response	How this has influenced the plan?
Overall support for the AAP, the vision and the objectives.	Support welcomed.
Some questioning of how realistic the targets are from the BCCS in relation to retail and office floorspace.	New evidence was produced which reviewed the targets and resulted in revised figures for the PO plan.
A number of detailed comments around how the plan needs further consideration of safety and security from the Police Crime Commissioner.	A number of changes were made throughout the plan to address these comments.
Historic England raised concerns over how the impact on the historic environment has been addressed in the plan.	A Characterisation Assessment has been produced to inform the PO stage and further work has been undertaken to review the impact of allocations on historic assets.
A number of representations from different town centre interests about revising the Primary Shopping Area (PSA) to include there sites.	The evidence supporting the PO stage of the plan considered the PSA boundary in light of the revised figures and the changes in the centre since the 2005 UDP PSA. There was no evidence to support changing the boundary in response to these representations.
General support for the concentration of retail into the heart of the centre and a strong approach to out-of-centre developments.	Support welcomed and the Council continued this approach in the PO plan.
Support for investment in the market but questioning over the location in the plan.	The location of the new market is supported by detailed evidence and no representation has provided evidence to challenge the argument that the location identified is the most sustainable one.
General support for the need to create an office location in the centre although some questioning around the concentration and amount of offices.	The target for offices has been revised and the plan identifies areas that could be suitable for office investment without jeopardising the Gigaport.
General support for the approach in the plan towards industry.	Support welcomed. The PO plan continues to support industry in operation but proposes its redevelopment should industry vacate.
Support for the waterfront development but some requests for further leisure uses in the centre.	Support welcomed, the PO plan looks to protect this development but recognises the limited amount of demand there is from the market for further leisure uses.

Support for the retention of Gala Baths and other facilities within the centre.	The PO plan looks to protect all current assets within the town centre.
Comments on the need to protect the canal whilst encouraging uses which will enhance the asset.	Further wording has been proposed in the PO plan to protect the natural environment of the canal.
General support for enhancing the public realm and linages in the centre.	Support welcome and the approach has been developed in the PO plan.
General support for improvements to public transport in the centre although one key objection to the use of land for a bus interchange expansion.	The PO plan continues to allocation for public transport improvements in response to the need to deliver improvements for Walsall communities.
Detailed comments around floodrisk and other constraints.	The PO plan has detailed policies designed to address these issues and within the site tables for policies further details have been added about assets and constraints to ensure they are sufficiently considered.

## 2.10 Lessons learnt for the next stage of consultation

From our own review of the methods and by taking into account stakeholder feedback we are able to draw some lessons out from the I & O consultation. The table below sets out the main lessons and how they have informed the Preferred Options Consultation.

Lesson	Preferred Option Change
Extend the consultation period from 6 weeks to 8 weeks to address criticism of there not being long enough to respond	Consultation period expanded
Taylor the consultation material to local areas to address criticism of the material being inaccessible	Information sheets and presentations where produced about specific areas
Look for more opportunities to advertise the consultation and events to ensure attendance numbers	Councillors provided key support in promoting events
Ensuring the maps have road names and landmarks to allow people to better navigate their way around the maps	Mapping was improved and map books covering ward areas where published
Make the response forms less complicated.	The response form included just one box making it more user friendly.



## **2.11 Preferred Options Frontloading**

We used a Supplementary Planning Document consultation to ensure we had up-to-date contact details on our database and to let our contacts know that there had been a change to the timetable for the Preferred Options consultation. This was sent out September 2014.

As part of developing the Preferred Options versions of the Site Allocation Document and Town Centre Area Action Plan the planning policy team work with internal teams on topics such as transport, flooding and ecology. Meetings were also held with some of our Duty to Cooperate partners as set out in the separate Duty to Cooperate document.

## **2.12 Preferred Options Cabinet Approval**

Cabinet approval was given in July 2015 for the consultation to be undertaken in September 2015. As part of this process internal Council teams and members were invited along to a drop-in session to see the plans and ask any questions.

# Section Three:

## Consultation Materials and Methods

This section provides an overview of the consultation materials and methods used at the Preferred Options (PO) stage of consultation.

The Preferred Options consultation took place **between 7th September to Monday 2nd November 2015**. A number of materials and methods were used to support the consultation, promote the consultation and support individuals in accessing the information.

### 3.1 Notifications of the Consultation

Formal notification of the consultation starting was sent out to all contacts on our consultation database either by email or post. **Appendix 5** provides a list of the contacts who the notification was sent to. The notification included links to the documents on-line and details on the consultation events. It also stated that printed copies and alternative format documents can be made available on request (a copy of the notification text is included in **Appendix 2**). The consultation period was extended from the required 6 weeks to 8 following feedback at the Issues and Options stage that 6 weeks is not sufficient time to digest the documents and make an informed response.

### 3.2 Press Release

A press release was published to promote the consultation (a copy is available in **Appendix 3**). There was also a number of articles published by the press in response to the documents and in particular in reaction to the public interest in Gypsy and Traveller sites.

### 3.3 Response Forms

To encourage people to have their say we produced a response form for the SAD, AAP and CIL (a copy of the response form is included in **Appendix 2**). Although we encouraged the use of the response forms, formal responses via email and letter were welcomed. The forms were simplified from the I&O stage by giving responders the space to raise the points they want rather than covering all topics in the plans.

### 3.4 Planning 2026 Website

All the documents that formed part of the consultation, the response forms and any accompanying evidence documents were made available on our Planning 2026

webpages. We also used the website to promote the Planning 2026 consultation events and to encourage people to get involved in the discussion on the social media forums.

### 3.5 Displays of the Consultation Documents

As well as having the documents available on-line and printed copies on request we displayed copies in all of the libraries throughout the borough and in the Council's First Stop Shop. We also made copies available in community centres and halls where there had been high levels of public interest.

### 3.6 Social Media

Similar to I&O stage we used social media to publish questions based around weekly themes setting out what the Draft Plans proposed under each of these themes for both the SAD and AAP then asking for people's views. Social media was also used to promote the various consultation events we had planned.

### 3.7 Town Centre Hoardings



During some construction work on the railway bridge which runs under Park Street in the centre of Walsall hoardings were displayed to promote the Town Centre AAP and consultation.

### 3.8 Preferred Options Documents

In addition to the Draft Plans on the SAD and AAP Preferred Options documents were produced that set out how we had chosen the options, an overview of the I&O consultation responses and a summary on the outcomes of the SA for each policy. This was aimed at those consultees who wanted to understand how we had got to the preferred option. These documents are still available to view on our website.

### 3.9 Ward Map Book

The SAD was accompanied by a ward map book that set out the proposals for each ward to allow people to see more clearly what was happening in areas of interest. These documents are still available to view on our website.

### 3.10 Consultation Leaflet

Leaflets were produced that set out the 3 documents, the consultation dates and details of consultation events. A copy of the leaflet is available in **Appendix 2**. We also proposed more locally specific consultation leaflets and posters to promote events that were organised to address locally specific issues (example provided in **Appendix 2**).

### 3.11 Presentation Slides

At a number of meetings presentations were given to explain the proposals within the local area especially for areas with gypsy and traveller sites proposed as there was a high level of public interest. The slides were then also published on our website so people can view them in their own time. An example of the presentation is provided in **Appendix 2**.

### 3.12 SAD Area Specific Handouts and Response Forms

There was a high level of public interest from some areas of the borough in response to proposals within the SAD. In order to ensure these communities had the right information and details on how to respond we produced locally specific information sheets with a response form attached. Councillors and other interested community members then dispersed them around local residents. An example of such an information sheet is available in **Appendix 2**.

### 3.13 Town Centre Leaflet

As the town centre covers a smaller area than the SAD and deals with more than land allocations a leaflet was produced and distributed to all properties with the town centre boundary. The leaflet provided an overview of the strategy and allocations then encouraged people to get involved with the consultation.

**Have your say on the council proposals for Walsall Town Centre**

**Walsall Town Centre Area Action Plan**  
Draft Plan Consultation, 7 September – 2 November 2015

Walsall Council is working to produce an exciting new plan for the town centre, planning up to 2026. The Area Action Plan (AAP) sets out the vision, objectives and detailed proposals for the town centre, including transportation and the environment.

The Draft Plan document can be viewed online at our website, where you will also find a response form – [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026). The webpage also gives details of our consultation events, and how to get involved in the discussions on our blog [www.walsallplanning2026.co.uk](http://www.walsallplanning2026.co.uk).

The AAP is being produced in line with Walsall Site Allocation (SAL) which allocates land for employment and other uses across the Borough, and the Infrastructure Levy (IL) which will be used to fund certain key projects on certain sites.

**Key Proposals for Walsall Town Centre**

The draft plan sets out policies, covering all aspects of the town centre. These are supported by themes, and strategies which cover shopping, business, leisure, living, transport and movement, and investment. Certain key proposals are outlined here, while the vision, objectives and detailed proposals can be found in the Draft Plan.

**St Matthew's Quarter**

This is the main location for retail and leisure development in Walsall town centre. New retail development will provide high quality units which are well designed and positively contribute to the streetscene.

**Walsall Waterfront**

A gateway destination for leisure, retail and living, providing opportunities to build on the historic canal heritage and creating a unique waterside development.

**Park Street shopping area**

The Park Street shopping area will be protected and enhanced as the primary retail location. Reinforcement of existing units will be encouraged. The market will be located at the bridge and protected as a key element in the town's shopping experience.

**Sports and cultural facilities**

Facilities across the town centre including Galle Sports will be protected and enhanced. Walsall Canal will be protected as a leisure asset and a focus for future development in a high quality environment.

**Walsall Gigopole**

This will be a series of high quality office developments designed to meet the working needs of business and creating jobs. Investment in existing office buildings outside of the Gigopole will also be encouraged.

**Education and healthcare facilities**

Facilities will be protected and further schemes encouraged, including a new consolidated heritage centre at the Leather Market. Community facilities will be protected and enhanced, with a new community hub at the Challenge Stock being planned.

**Walsall's historic character**

Local distinctiveness will be protected and strengthened. Standards of good design will be required for all new developments, particularly at gateway locations and considering the need to protect views of landmark buildings.

**Public realm improvements**

There will be a programme of public realm improvements, focusing on the retail core. Pedestrian movement between key locations will be improved through new linkages, wayfinding, and greenways.

**Public transport**

Improvements to public transport and the road network will be supported. The Council will ensure the provision of an appropriate quantity and quality of car parking, including proposals for a new multi-story car park at the Challenge Stock site or on Day Street.

**Tell us what you think**

There will be consultation events taking place until 2 November 2015, where you can provide us with your views. To sign, ask any questions and make comments on the Area Action Plan on events can be found on our website [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026). You can also view and subscribe to the blog site, for account we will be using throughout the consultation: [www.walsallplanning2026.co.uk](http://www.walsallplanning2026.co.uk) – The official Wordpress consultation blog site

**2016 New Year Say** – The official Facebook consultation Page

**Feedback** – The official Walsall Council Planning letter account

Response forms are also available in all Walsall Council Libraries, Darwall Street.

It is important to us and will be used to inform our proposals for the town centre. Your comments by completing the response form, due by Monday 2 November 2015.

**Contact us by**  
[planning@walsall.gov.uk](mailto:planning@walsall.gov.uk)  
01927 550000  
100 Curzon, Darwall Street, Walsall

### 3.14 Walsall Business Investment Newsletter - September 2015



We used Walsall Business Investment Newsletter to let business know about the consultation. This reached around 6,000 businesses.

#### Get involved in shaping Walsall's future

Have your say on plans that will shape the future of the Borough. Tell us what you think about the future allocation of homes, industry, shops and facilities.

If you would like to get involved in the consultation please get in touch using the contact details below.

Facebook: Walsall Planning2026  
Twitter: Walsall Planning

The consultation lasts from 7th Sept to 2nd Nov 2015. Register your interest at [planningpolicy@walsall.gov.uk](http://planningpolicy@walsall.gov.uk)



### 3.15 Newspaper Coverage

- A number of Express and Star and Walsall Advertisers articles following the documents being sent to cabinet in July
- Express and Star Town Centre Supplement Article 12/08/15
- Press release published promoting the consultation dates 05/10/15



## Section Four:

# Consultation Events

This section provides details on the consultation events undertaken throughout the PO consultation.

Proformas of the events with a summary of the discussions are provided in **Appendix 1**.

Event	Type of Event	Attendance
Blakenall Village Centre Meeting on the SAD	Public meeting covering the proposals specific to the surround area with a presentation then question and answer session.	25
Walsall Town Centre Market Stall	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	52
Darlaston Market Stall	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	28
Old Hall and Bentley meeting	Public meeting covering the proposals specific to the surround area with a presentation then question and answer session.	100
Town Hall Drop-in Event	Display boards on each topic within the plans were used to inform interested parties about the plans and officers were available to answer questions.	55
North Walsall Meeting on the SAD	Public meeting covering the proposals specific to the surround area with a presentation then question and answer session.	30

Bloxwich Market Stall	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	40
Saddlers Shopping Centre Consultation Stall – 5 days	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	233
Willenhall Market Stall	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	38
Aldridge Shopping Precinct Consultation Stall	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	119
Brownhills Tesco	Staffed market stall where we showed residents the plans, answered questions and encouraged people to respond to the consultation	69
Masjid Hamza Islamic Centre, Mill Street - Meeting	Public meeting covering the proposals specific to the surround area with a presentation then question and answer session.	30

We also attended a number of local area events to talk to people about the consultation including:

- Area Panel Meeting - Darlaston and Bentley<sup>3</sup>
- Area Panel Meeting - Walsall South
- Area Panel Meeting - North Walsall
- Area Panel Meeting - Willenhall and Short Heath
- Area Panel Meeting - Brownhills / Pelsall / Rushall – Sheffield
- Area Panel Meeting - Aldridge and Beacon
- North Walsall Partner Meeting

<sup>3</sup> This was a Area Panel Meeting it was attended by 250+ members of the community wanting to find out more about the SAD Gypsy and Traveller Sites.

- Walsall South Area Partnership – Councillor and Partner Review Meeting
- Willenhall & Short Heath Area Partnership Meeting

Other meetings with specific groups included:

- Walsall Economic Board
- Walsall Disability Forum
- Walsall Chamber of Commerce
- Walsall Health & Wellbeing Board

Details of all these events are available in **Appendix 1**.



## Section Five:

# Stakeholder Involvement

This section provides details on the number of representations received during the PO stage including formal consultation responses, social media engagement along with member and internal engagement.

### 5.1 Formal Consultation Responses

There were approximately 1,200 written representations to the Site Allocation Document. About 900 of these consisted of a standard letter objecting to the proposal for a traveller site in Bentley. A copy of this standard letter is provided in **Appendix 4**.

There were around 20 official representations on the Town Centre Area Action Plan.

We also had around 20 official representations to the proposed Community Infrastructure Levy consultation.

### 5.2 Petitions

In addition to formal written representations we received 3,526 names or signatures on petitions covering the following:

- 1) Petition urging the Council to recognise detrimental impact of having Gypsy/ Traveller sites in Mill Street and ask to remove them from any allocation and not house traveller/ gypsy sites on both sites - 244 signatures
- 2) Support for Darlaston Multi Purpose Centre site to be allocated for use as housing -1,403 signatures
- 3) Opposition to Darlaston Multi Purpose Centre being used as a site for travellers - 380 signatures (Plus 859 names on change.org)
- 4) Support for the retention of land at Dolphin Close and Former Goscote Copper Works for housing land only - 40 signatures
- 5) Expressions of concern that Goscote Lodge Crescent is being considered for use as a permanent travellers site as it could compromise the development and success of this regeneration and seek assurance that this site will be removed from the list - 80 signatures;

And,

- 6) Strong objection to any proposal to place a travellers site in this area as we consider this would hamper the regeneration process currently under way and also wish for consideration to make a plan to clear up the adjacent heavily contaminated Elkington site - 52 signatures
- 7) Opposition against proposed plans for former Metal Casements site - 300 signatures
- 8) Call on Council to designate Royal British Legion Club for traditional housing to help young people to get on the housing ladder – 168 signatures

### **5.3 Social Media**

Facebook had a top reach of 296 with an average of 33 people over the course of the consultation period for posts.

During the consultation period the twitter account had an average reach of 188 people per day.

Much of the interest from social media posts was around the events rather than the questions on the documents themselves.

### **5.4 Internal Engagement**

Throughout the production of the Preferred Options plan there was continuous internal involvement that helped shaped the plans production, for example:

- Discussions around the AAP policy wording with Development Management to ensure the development management elements are practical,
- The sharing of information around site details with the Council's Assets team,
- Collaborative with Delivery and Development team to developed the AAP and the delivery elements of the SAD,
- Support from the Strategic Regeneration Team on establishing the demand and requirements for industrial land,
- Support from the Strategic Housing Team with establishing the need for Gypsy and Traveller sites and with consultation,
- Collaborative working the Council Transports Teams around assessing the impact of proposals on the road network and developing plans that reflect the Councils public transport strategies, and
- Support from individual officers with expertise such as the Ecological and Conservation officers.

## **5.5 Member Engagement**

The involvement of Councillors has been continuous throughout the plans production. A drop-in session was organised on the 15<sup>th</sup> July 2015 to allow members to come in and discuss with officers any issues or ask any questions. This included presentation boards with the key information and access to the draft plans for reviewing. The event provided a key opportunity for officers to provide members with the information they needed to support in the consultation and to encourage the community to get involved.

Members were also involved throughout the consultation period supporting with the organisation and promotion of area specific events. This support was crucial in ensuring the public had access to the right information as Councillors would always request the materials from officers instead of creating their own. To support this we provided Councillors with copies of the response form and area specific handouts that we produced to support with the consultation – see Section Three for details.

## Section Six:

# Topic Specific Overview of Formal Consultation Responses

This section provides an overview of the issues raised by the formal representations to the PO consultation. It sets out who we consulted and how, what the responses were and how this has influenced the Publication stage of the plans.

All formal consultation responses received during the consultation period have been summarised in spreadsheets and made available on our website ([www.walsall.gov.uk/planning\\_2026/consultation\\_representations.com](http://www.walsall.gov.uk/planning_2026/consultation_representations.com)). These spreadsheets also provide a summary on how the comments have been taken into consideration by the Council and how they have shaped the publication version of the plans. Below provides a summary of the topic specific consultation undertaken for all three documents throughout the preferred options consultation period.

### 6.1 Walsall Site Allocation Document

#### Housing

##### Who we consulted and how?

Letters or emails to everyone on the consultation database. This included landowners, agents, developers, housing associations and members of the public, as well as statutory bodies. The consultation was also promoted at Walsall Housing Partnership meetings.

##### How many people responded and what are the key themes?

Most responses to housing issues (approx 40) were received from or on behalf of landowners seeking to promote sites for development (mainly in the Green Belt), arguing that we had not identified sufficient deliverable housing sites so we should release Green Belt sites instead.

A small number of mainly technical comments were received from statutory bodies querying detail in the SAD. These include Historic England requesting further consideration to the impact on historic environment. Responses were received from some of our neighbouring authorities including Cannock Chase and Lichfield District Councils requesting that a Green Belt review should take place.

Many of the representations opposing traveller sites asked that affordable housing should be provided on the sites instead. These included the sites at Darlaston Multi-Purpose Centre, Goscote Lodge Crescent and Royal British Legion Club.

### **How have the responses influenced the allocations and policies?**

Few of the representations provided any substantive evidence to challenge the proposals in the plan so no changes have been made to the general housing policies as a result of them. Development in the Green Belt has been rejected as the SAD aims to implement the Black Country Core Strategy which is a brownfield regeneration strategy and the evidence supporting the SAD demonstrates we can meet our housing requirements up to 2026 without reviewing the Green Belt boundary.

In response to the representations from Historic England and other statutory bodies, the tables of sites proposed for housing and other uses have had details added showing assets and constraints (such as listed buildings, flooding or nature conservation interests) that might affect them. This has then been cross referenced with Black Country Core Strategy or Walsall UDP 'saved' Policies which provide the policy framework to ensure development at a site doesn't have a detrimental impact on the environment or on infrastructure, and that schemes address any potential constraints sufficiently.

### **Gypsies, Travellers and Travelling Showpeople**

#### **Who we consulted and how?**

In addition to the standard consultation methods letters to owners/ occupiers of all existing private gypsy, travellers and travelling showpeople sites in Walsall. Most potential new traveller sites are owned by the council, other public bodies (such as whg) or other organisations on the consultation database (for example St Francis Group, owners of Goscote Copper Works). A site meeting was held with the owner of the potential new traveller site at 48-72 Foster Street. Letters were sent to the last known owners of the potential new showpeople sites, but it was not possible to ascertain all the current owners of these sites.

Meetings with members of community (including Cartbridge Lane private gypsy site, Willenhall Lane Council traveller site (at Issues and Options stage), Lindon Road showpeople site, Blakenall area travellers (at Issues and Options stage).

Letters/ emails to representative bodies, including Showmen's Guild and National Federation of Gypsy Liaison Groups, and further correspondence to follow up responses.

Public meetings were organised in areas where new sites were proposed (the meetings were officially about all the proposals in the SAD, but discussions concentrated on the traveller proposals). These took place in Darlaston Town Hall,

King Charles School Bentley, Burrowes Street, Blakenall Village Centre and Mill Street Mosque.

### **How many people responded and what are the key themes?**

This topic attracted by far the largest number of representations about the SAD, with approx 200 individual letters, 800 standard letters (relating to proposed sites in Bentley – a copy is provided in **Appendix 3**) and several petitions containing in total over 2000 signatures. Nearly all the representations opposed the development of new traveller sites on the sites identified. Several hundred people attended the various public meetings.

The National Federation of Gypsy Liaison Groups objected to the wording of the proposed policy HC4 on the grounds that allocating sites for either general housing or traveller sites was a *“recipe for non-delivery”*.

The petitions also resulted in a discussion at Full Council in January 2016.

The proposals also attracted considerable press coverage, with at least 15 articles in local newspapers (including front page headlines in the Express and Star).

### **How have the responses influenced the allocations and policies?**

The Preferred Option document showed more potential sites than were required to meet the need identified in the Core Strategy. It was also recognised that this resulted in ambiguity and uncertainty over which sites might come forward, and had the potential to “blight” adjacent general housing sites, including those that were unlikely to be required for travellers. At the same time, it was noted that the Core Strategy only identified need to 2018, so the proposals would not be compliant with national policy that now requires a 5-year supply of traveller sites in the same way as for general housing sites.

As a result, a draft revised Gypsy and Traveller Accommodation Assessment has been prepared to estimate the likely need to 2026 and a Site Assessment Matrix ([http://cms.walsall.gov.uk/gypsy\\_and\\_traveller\\_site\\_assessment\\_matrix.pdf](http://cms.walsall.gov.uk/gypsy_and_traveller_site_assessment_matrix.pdf)) has refined the list of suitable sites. The criteria used in the Matrix include the potential for integration with the existing community: the scoring against the criteria takes account of the representation received about the potential sites.

The policy for traveller sites (HC4) has therefore been revised to reduce the total number of proposed new sites but to make it clearer that development as a traveller site is to be the priority use for the remaining sites.

## **Industry**

### **Who we consulted and how?**

Letters or emails to everyone on database. This included landowners, agents, developers, businesses and members of the public, as well as statutory bodies. We also promoted the consultation in Walsall Business Investment Newsletter which reaches around 6,000 businesses. The consultation was also promoted at Black Country LEP, Walsall Economic Board and Black Country Chamber of Commerce meetings. A meeting was also had with the Premier Business Park Board.

Specific letters were sent to the relevant landowners about sites that are not currently in employment use (i.e. B1b, c, B2, B8), but which we were proposing to allocate for industry. These were: Moxley Tip; FMR Willenhall Sewage Works; Casino & Cinema, Bentley Mill Way; Millers Close and Land North of Hughes Rd.

### **How many people responded and what are the key themes?**

Black Country LEP responded with strong support. Walsall Economic Board strongly approved the need to re-engineer the land supply, and provide the right portfolio of land to meet industry's needs. Premier Business Park Board supported the intention to take the Frederick Street area out of the town centre.

In relation to the general consultation we received several representations from landowners who wanted their site to be released for housing. However, no evidence was submitted to the effect that the sites concerned were unsuitable for industry. The sites scored well in the Employment Land Review. We therefore consider we do not need to make any changes to the SAD as a result of these representations.

### **How have the responses influenced the allocations and policies?**

There was no adverse comment about the industry issues from individuals in the consultations around the Borough: indeed, the general distribution of industry was supported and the contribution of industry to the Borough's regeneration and employment base was recognised.

The Employment Land Review (ELR) is the main piece of evidence to support the SAD industry allocations. It was prepared with informal commercial advice from DTZ (now Cushman & Wakefield). Walsall Economic Board was consulted (alongside the SAD generally) and was supportive. The Black Country Chamber of Commerce stated it would be helpful if there was a short executive summary. We will include this in the March 2016 edition of the ELR

We consulted 50 local commercial agencies, especially to publicise development opportunities contained in the ELR. We received no comment on the ELR itself, but it is likely that it will be used as a reference document.

The ELR will be updated in March 2016 to accompany the SAD Draft Plan consultation.

## **Local Centres**

### **Who we consulted and how?**

Letters or emails to everyone on the consultation database. This included landowners, agents, developers, housing associations and members of the public, as well as statutory bodies.

### **How many people responded and what are the key themes?**

There were only 4 formal comments on local centres. One response was simply in support. There was one suggestion for a new local centre and a comment about the need for investment in local centres. One consultee made a representation requesting that shops and services are supported outside of centre where there is need. Historic England made a statement that there is no reference to how any of the Local Centre development opportunity sites may impact upon the historic environment or a reference to any relevant historic environment evidence base.

This level is low but given the nature of local centres not surprising. The SAD is looking to protect local shops and services plus the development opportunities identified in most cases are small scale. The policies and allocations within the SAD are updates of the UDP policies rather than the introduction of a new approach. The proposed allocations are therefore unlikely to be contentious.

### **How have the responses influenced the allocations and policies?**

In response to Historic England comments further detail has been added in the table of development opportunities to show where historic assets maybe a consideration. The suggestion of an additional local centre was considered but given the scale of the row of shops being proposed for allocation it was not considered appropriate as there was no obvious development opportunity and the current local facilities would be supported through policy anyway.

## **Open Space, Leisure and Community Facilities**

### **1) Who you consulted and how?**

Developers, landowners, local businesses, residents, infrastructure / service providers and others were consulted on the Site Allocation Document by way of emails and letters inviting them to respond to the consultation.

### **2) How many people responded and what are the key themes are?**

31 representations were received in response to the consultation and a summary of the key points is provided below:



- 12 of the representations received supported the policies and allocations contained within the chapter.
- There was some concern with the future of allotments in the borough.
- Opposition to development at sites HO44 and HO180.
- Concerns raised in respect to the council's playing pitch evidence base.
- Opposition to development at site HO306 suggesting it be used as a public amenity space instead of as a development opportunity.
- Development of site HO305 should account for the interests of Walsall tennis club, and the emerging Playing Pitch Strategy should include tennis.
- Financial support and a clear strategy should be developed for tennis facilities.
- Site HO72 should remain as open space.
- Proposal of Vigo Quarry restoration to become part of the Greenway Network.
- Possible requirements for contributions in SAD Policy LC5 (Greenways) should be compliant with CIL Regulations.
- Questioning of the evidence base for Indoor Sports Facilities.
- Reference should be made to promoting safe and inclusive environments in SAD Policy UW1.

### **3) How have the responses influenced the allocations and policies?**

All representations were taken into account and where necessary, and supported by appropriate evidence, the following matters have been addressed:

- Reference is made to the proximity of residents to the natural environment in policy justification text (6.2.2).
- Change to plan made in respect of sites HO44 and HO180. Sites no longer proposed for allocation for gypsies and travellers or travelling show people.
- No change to plan in respect of the Walsall's Playing Pitch Strategy update.
- Change to plan made in respect of site HO306. Site no longer proposed for allocation for gypsies and travellers or travelling show people.
- No change to plan in respect of site HO305, and tennis in general.
- No change to plan in respect of site HO72.
- No change to plan in respect of the Greenway Network.

- Change to plan made to include reference to CIL Regulations in SAD policy LC5 (Greenways).
- No change to plan response confirming the Council's approach to the evidence base relating to Indoor Sports Facilities.
- Change to plan made to include reference made to promoting safe and inclusive environments in SAD Policy University of Wolverhampton (UW1).

## **Environmental Networks**

### **Who we consulted and how?**

Developers, landowners, local businesses, residents, infrastructure / service providers and others were consulted on the Site Allocation Document by way of emails and letters inviting them to respond to the consultation.

Following receipt of the representations a meeting was arranged Historic England to discuss the issues raised by them.

### **How many people responded and what are the key themes?**

The Environment Agency, Birmingham and The Black Country Wildlife Trust, Walsall Group of The Ramblers, an MP and a resident also responded on environmental issues. 61 representations were received in response to the consultation and a summary of the key points is provided below:

- 26 of the representations received supported the policies and allocations contained within the chapter.
- Calls for a Green Belt boundary review.
- Justification for Policy GB1 supported with particular emphasis on the role that agriculture provides.
- Reference should be made to the impact on the natural environment when assessing the impacts of development within the Green Belt.
- Reference should be made to Cannock Chase Special Area of Conservation.
- Requests for the council's Habitat Regulations Assessment Screening to be made available.
- Reference should be made to the Water Framework Directive and River Basin Management Plan
- Reference should be made to the extent to which Walsall is protected by culverts, and the risks associated with these features at times of extreme events and / or as a result of blockages.

- Reference should be made to the Lichfield canal linkage, and the indicative line of the Hatherton Branch Canal project should be added to the SAD.
- Canals form an important part of the borough's green infrastructure.
- SAD should not only focus on the historic environment where development is within conservation areas.
- Feasibility of Highgate Brewery should be tested at the plan making stage, water abstraction license surrendered and decommissioning of well must follow Environment Agency advice.

Seven people responded on the Historic Environment (including two representatives from Historic England due to a maternity leave)

Key themes are:

- Alterations that are required to wordings of policies to make them in line with the NPPF and advice from statutory bodies.
- The need to consider whether the principle of development is acceptable for locations that are or include heritage assets.
- Impacts of development on designated Heritage Assets and their settings needs to be better considered for all allocated sites.
- Statements in support of the policies or specific aspects of the policies.

#### **How have the responses influenced the allocations and policies?**

- No change proposed to specifically reflect the environment within Green Belt policy.
- Reference made to Cannock Chase SAC in policy justification.
- Reference made to the Water Framework Directive and River Basin Management Plan to policy within the chapter and justification.
- Reference made to the role of culverts within the borough.
- Reference made to canal proposals within or affecting the borough's canal network. The indicative line of the Hatherton Canal project is now safeguarded by the SAD.
- Clarification has been provided that policies of the SAD relate to designated sites, and that saved Local Plan policies and national policies will apply to heritage issues generally.

A meeting was held with Historic England (January 2016) to discuss the issues that they had identified in the SAD and AAP, this was followed by their representative going through all of the allocated sites to assess their impact on heritage assets and we will

be working with Historic England going forward to ensure that their concerns are addressed.

All representations were taken into account and where necessary, and supported by appropriate evidence, the following matters have been addressed:

- Changed the wording of the Highgate Brewery Policy to address issues raised by environment agency
- Updated text of policies based on the representations received and following further discussions with Conservation Officer and Development Management
- Assessed impacts of site allocations on designated heritage assets (listed buildings, locally listed buildings, scheduled monuments, Conservation areas) and their settings as part of a wider assessment of issues assets and constraints.

Additionally, we have been in ongoing conversation with Development Management, Conservation Officer and Ecology colleagues about a current planning application and associated site visits at Great Barr Hall, and emerging strategies for Highgate Brewery.

## **Sustainable Waste Management**

### **Who we consulted and how?**

Neighbouring waste planning authorities, waste operators, environmental bodies were on the consultation database and were notified. A summary of SAD Draft Waste Policies was also circulated to West Midlands Resource Technical Advisory Body (RTAB) and SAD consultation was reported on at West Midlands RTAB meeting on 9/11/15.

### **How many people responded and what are the key themes?**

We received 14 formal responses on the Waste policies, including responses from the following:

- Environment Agency – support approach towards construction and demolition waste and contaminated soil, but concerned about locating waste sites near to residential areas due to conflicts, and potential risks from fire from open storage of waste;
- Historic England – concerned that effects of waste management on heritage assets may not have been taken into account;
- Staffordshire County Council – support identification of existing construction and demolition waste recycling sites as Strategic Waste Sites, but consider plan should refer to Waste Framework Directive targets for recycling of construction and demolition waste;
- Cory Environmental – support identification of Highfields South Landfill Site as a Strategic Waste Site, plan should recognise that infilling unlikely to be completed until 2025; and

- Local Resident – concerns about impact of additional traffic from new waste proposals in Aldridge on local residents, would prefer to see Aldridge and Sandown Quarries restored as water bodies than restoration by infilling with waste.

General approach towards provision for waste in the SAD was supported by West Midlands RTAB (see Meeting Pro-forma).

### **How have the responses influenced the allocations and policies?**

SAD Waste Policies have been amended where appropriate to reflect the comments received. In particular:

- Reference to Waste Framework Directive recycling targets has been added to Policy W1 and Policy Justification;
- Policies W2 – W4 have been amended to identify constraints affecting Strategic Waste Sites and Potential Waste Sites, including heritage assets and nature conservation designations
- Policies W2 – W4 have also been amended to clarify that existing local plan policies on protection of amenity and the environment apply to waste management proposals, and that significant weight will be given to comments from regulatory authorities and infrastructure providers;
- Policies W2 and W3 have been amended to require proposals involving large scale open storage of waste to assess risks from fire; and
- Minerals policies for Aldridge and Sandown Quarries (Policies M4 and M7) also include flexibility for alternative methods of restoration to infilling with waste.

### **Sustainable Use of Minerals**

#### **Who we consulted and how?**

Neighbouring mineral planning authorities, mineral operators, Coal Authority, Mineral Products Association and environmental bodies were on the consultation database and were notified. Notes summarising SAD Draft Minerals policies were also circulated to West Midlands Aggregates Working Party (AWP) (policies for aggregate minerals only) and West Midlands Non-Aggregate Minerals Group (policies for non-aggregate minerals only), and SAD consultation was reported on at meetings of these groups, both on 30/11/15.

#### **How many people responded and what are the key themes?**

We received 47 formal responses on the Minerals policies, including responses from the following:

- Coal Authority – welcome inclusion of surface coal resource in Minerals Safeguarding Area (MSA), recommend use of Coal Authority digital mapping of surface coal resource area;
- Cannock Chase District Council – support not taking forward Yorks Bridge Area of Search, although criteria for assessing mineral extraction proposals in this area should refer to the local road network, particularly Lime Lane;
- Environment Agency – concerned about effects of mineral extraction on hydrology and hydrogeology and potential for contamination of water resources, in particular, impacts of expansion of Atlas Quarry on Stubbers Green Bog SSSI and Swan Pool and The Swag SSSI;
- Gallagher Estates – support statement in Policy M1 that ‘prior extraction’ is rarely justified;
- Historic England – concerned that effects of mineral extraction on heritage assets may not have been taken into account, also wish to see that minerals safeguarding policy addresses need to safeguard locally distinctive building materials and stone;
- Holford Farm Group – object to Area of Search North of A461 because of impacts on high quality agricultural land and farm businesses, and destruction of important wildlife habitats, including Jockey Fields SSSI and other sites designated as SLINCs which are being managed for nature conservation;
- Lichfield District Council - where development is proposed near to the boundary with Lichfield, consideration should be given to impacts on residents beyond the Walsall Boundary, particularly impact of transport and amenity and suitable mitigation should be secured, support requirement for proposals in Brownhills to assess impacts on Chasewater and Southern Staffordshire Coalfield Heaths SSSI, but policy should require sites to mitigate impacts during operation as well as retaining habitats for as long as possible and then restoring them, phasing should maintain wildlife corridors;
- Mineral Products Association – there should be separate minerals safeguarding areas (MSAs) for each mineral type, statement in Policy M1 that ‘prior extraction’ is rarely feasible is not justified;
- Natural England – support inclusion of requirements to safeguard local wildlife sites in Policy M5, but concerned that policy for Atlas Quarry and Recordon Land does not refer to impacts on Stubbers Green Bog SSSI and Swan Pool and The Swag SSSI;
- Staffordshire County Council – support Policy M1 on minerals safeguarding, but suggest it should also refer to safeguarding of permitted mineral sites and proposed new extraction areas, support Policies M4 – M8 in providing for sand and gravel and brick clay requirements locally;
- Walsall Group of the Ramblers – support references to reinstatement of Public Rights of Way in Policies M5 and M7, would like to see other routes linking to Public Right of Way ALD1 re-instated, also concerned about impacts of Highfields North on Public Rights of Way;

No objections to approach towards planning for minerals by the West Midlands AWP and the West Midlands Non-Aggregates Minerals Group (see Meeting Pro-formas).

### **How have the responses influenced the allocations and policies?**

SAD Minerals Policies have been amended where appropriate to reflect the comments received. In particular:

- Policy M1 has been amended to explain that the natural building stones in Walsall are already safeguarded through BCCS Policy MIN1, even though they are not likely to be of any significance for conserving heritage assets;
- Policy M1 has also been amended to clarify that 'prior extraction' is rarely feasible on previously-developed urban sites, but that new non-mineral development near to Permitted Mineral Sites or in Areas of Search must not compromise future mineral working in line with BCCS Policy MIN1;
- Although it is not possible to show a MSA for each mineral type on the SAD Policies Map;
- Policies M4 and M5 have been amended to require mineral extraction proposals in Aldridge to consider potential harmful impacts on residential areas, businesses and transport infrastructure in neighbouring areas of Lichfield District;
- Policies M4 – M5 and M7 - M9 have been amended where relevant to require new mineral extraction proposals to evaluate impacts on hydrology and hydrogeology, including potential effects on designated sites outside the working area, such as Stubbers Green Bog SSSI and Swan Pool and The Swag SSSI;
- Policy M7 has been amended to require open spaces provided through restoration of Sandown Quarry to link to existing public footpath network, but Policy M8 already addresses impact of mineral working at Highfields North on Public Rights of Way so no change needed;
- Policy M8 has been amended to delete the Area of Search North of the A461 around the 'dormant' Highfields North site as proposed in the Preferred Options, and to include further requirements for applications for working conditions to be applied to the Highfields North permission, including provision for compensation for loss of 'special features' of Jockey Fields SSSI, and restoration to habitats of similar type and quality to the SSSI, there is also 'enabling' policy for working outside permitted area where it would avoid impacts on the SSSI;
- Policies M8 and M9 have been amended to require mitigation of impacts on designated sites during the working phases of any new mineral extraction scheme; and
- Policy M9 has been amended to make reference to addressing impacts on local road network, including Lime Lane.

## **Transport and Infrastructure**

### **Who we consulted and how?**

Highways England (HE) and the West Midlands Integrated Transport Authority (WMITA) were consulted to ensure that the saved UDP transport policies were updated correctly to take into account the latest developments affecting the transport network. Meetings were had with WMITA throughout the plans production.

### **How many people responded and what are the key themes?**

The main issue affecting WMITA is to change policy T3 to take account of the proposal to use the rail lines between Walsall and Wolverhampton and Walsall and Wednesbury for rapid transit (which could involve passenger rail, trams or tram trains). A series of ongoing meetings has been held to progress other public transport issues such as park & ride and town centre transport infrastructure.

### **How have the responses influenced the allocations and policies?**

In the case of Highways England, we have agreed changes to define the road hierarchy on the SAD. The updated policy T4 sets this out and the Strategic Road Network and Key Route Network are shown on the Policies Map. As before, due to the complexity of the road network, the lower levels of the road hierarchy are not shown in order to aid clarity.

The UDP made reference to the Midland metro proposal which was indicative only when it was adopted. This proposal would have used a mixture of highways, disused rail routes and other land. It is not now proposed to go ahead with this due to the cost and potential impact on land take. During the SAD Preferred Option consultation the public response was overwhelmingly in favour of using the existing rail, lines for rail/rapid transit services rather than the previous metro proposal.

## **6.2 Town Centre Area Action Plan**

### **Who we consulted and how?**

In addition to the general consultation a specific town centre leaflet which provided a summary of the plan was circulated to all businesses and premises within the town centre boundary. Officers manned a stall for five days in the main shopping centre during the consultation to inform those who use the centre and to raise awareness with business owners. A market stall was also used for one of the days to promote the consultation. An email was also sent out to all businesses on the town centre contact database. Furthermore in the town centre hoardings with information on the document and the consultation period were displayed on new developments. Key



landowners and developers were also reminded to get involved in the consultation during meetings on sites and schemes.

## **How many people responded and what are the key themes?**

### **Overarching Themes**

There were a number of key points raised by some consultees that fed into nearly all the policies. Historic England responded to most policies with concerns on how the impact on the historic environment had been considered as part of the plan making process and requesting more references to historic assets evidence.

The Police Crime Commission West Midlands suggested a number of additions to policies around requiring developers to consider designing out crime and other measures to make the centre safer.

### **Walsall Town Centre**

There were 14 responses on the vision, objectives or boundary of the town centre. Most consultees are in general support of the vision and objectives for the plan. Those who did request changes/additions where in most cases minor additions to strengthen the wording. There were no objections to the proposed town centre boundary.

### **A Place for Shopping:**

There were 8 responses to the Place for Shopping Chapter. The Primary Shopping Area boundary is one of the policies that did raise a few objections. Two consultees requested that the boundary is expected whilst one requested a Primary Shopping Area expansion clause in the policy. One consultee questions the new retail targets arguing that are not ambitious enough. Otherwise there was general support for the concentration of retail and the need to attract retail investment into the centre.

### **A Place for Business**

There was general support for the development of offices in the centre with 5 individuals responding to the chapter. The development of a social enterprise zone was welcomed by the Vine Trust who proposed that the site was expanded to include another building. There was no questioning of the new office floorspace targets.

### **A Place for Leisure**

There were 6 responses to A Place for Leisure Chapter. There was overall support the protection and enhancement of cultural and sporting facilities in the centre. There were a few suggestions made to strengthen the wording of the canal policy to enhance further the natural and historic character of the feature.

## **A place for Living**

Overall there was 7 individuals who responses to the A Place for Living Chapter. Historic England made comments about the Protecting and Enhancing Historic Character and Local Distinctiveness policy. There was a number of comments in regards to the Environmental Infrastructure Policy suggesting additions to the wording for example wording to support schemes for renewable energy.

## **Transport, Movement and Accessibility**

There were 9 individuals who responded to the transport chapter. Most respondents supported the promotion of pedestrian and cycling to/in the centre. There were detailed comments from transport providers about the policy wording. There was however an objection from the owner of a retail park where some land has been allocated for part of a bus station expansion.

## **A Place for Investment**

Overall there were 6 individuals who responded to the Place for Investment Chapter. There was general support for the regeneration strategy and none of the consultees questioned the scale of development or priority areas identified in the plan. The issue of the Primary Shopping Area was raised in response to the St Matthews and Park Street Policies. There were a number of detailed comments in regards to the Addressing Potential Site Constraints Policy in terms of flooding and coal risk especially.

## **How have the responses influenced the allocations and policies?**

Many of the policies with the AAP have had slight word changes or additional parts added to address the consultation responses. More detail has been included throughout the document to provide developers and interested parties guidance on historic assets. Further detail has been provided for sites which may be affected by constraints such as flooding or limestone. The main areas where changes proposed by consultees were not taken on board are the suggested changes to the Primary Shopping Area. The proposed amendments would be against the evidence on the AAP which concludes that the shopping offer in the centre is contracting and that future investment needs to be consolidated.

## **6.3 Community Infrastructure Levy**

### **Who we consulted and how?**

Developers, landowners, local businesses, residents, infrastructure / service providers and others that expressed an interest were consulted on the Preliminary Draft CIL Charging Schedule by way of emails and letters (over 2,500) inviting them to respond

to the consultation and providing an opportunity to attend a dedicated CIL event on 09/11/2015.

### **How many people responded and what are the key themes?**

Three interested parties attended the CIL event and the key areas of discussion were:

- The CIL monies likely to be collected would be fairly modest and would be most likely to be spent on local infrastructure (such as on the maintenance of open space) rather than pooled and saved up for big projects, like improvements to motorway junctions.
- The Council is aware of the issues of the need to avoid 'dual charging' for CIL and for S106 obligations, and of the need to allow for the funding of affordable Housing (although provision for affordable housing is proposed to be subject to change through the Government's Housing and Planning Bill).
- The Council has reflected the Government's exemptions for certain types of development (again some matters might be subject to change through the Housing and Planning Bill).
- CIL would be chargeable on housing developments by /for Walsall Housing Group, in the same ways as for other providers and subject to the same provisos and exemptions.
- The approach taken for the present consultation is to include / identify as many issues as possible, so that they can be the subject of representations and discussion. The proposal for a nominal charge in zones where a significant charge on housing would not be viable is an example of this.
- Discussion around an exemptions policy for specific sites - it was difficult to see how such a policy might work because the arrangements for CIL sought to simplify the levying of monies across quite wide areas. As it was, the Council has taken a cautious approach to viability so it is difficult to see circumstances where an exemption policy might be justified. If an example of a useful and successful policy could be provided the council would look at it.
- Clarification provided around where a charge is proposed for any particular zone (i.e. for Zones 1, 2 and 3) this would not be on top of the nominal charge. The charges set out for each zone would be the total for that zone. So, specific charges are set out for zones 1, 2 and 3 and nominal charges for zones 4 and 5 (and for flatted schemes of less than 40 units in any zone).

### **How have the responses influenced the allocations and policies?**

22 representations were received in response to the consultation and a summary of the key points is provided below:

- Clarification sought around use of Section 106 alongside CIL.

- Requests for inclusion of additional infrastructure projects.
- Questions regarding viability appraisal methodology and evidence.
- Clarification sought on types of retail, housing and care homes to be liable to pay CIL.
- Concerns regarding use of postcode data to define charging zones.
- Concerns over impacts of introducing nominal CIL rate in low value areas.
- Concerns over some of the proposed CIL rates.

# Section Seven:

## Overview of Discussions from Consultation Events

This section provides an overview of the issues raised at the consultation events for the PO stage.

Notes of all events and meetings are provided in **Appendix 1** of this report. The summaries below provide an overview of the key themes that arose during public events carried out during the consultation period. These are not formal responses and individuals were encouraged to make written submissions at all events. The comments have however been used by officers to understand the general opinion on the preferred options in the plans which in turn has shaped the publication draft plans.

### 7.1 Walsall Site Allocation Document Overview

#### Housing

- Many residents considered that prioritising brown field development first was the right approach.
- Some individuals commented on the issue of housing affordability in their local areas.
- Some also questioned the type of housing in terms of being suitable for the elderly or available to the younger generations.
- Concerns were raised about school places and the amount of new housing.
- There were concerns about the impact of Homes of Multiple Occupation on some areas.

#### Gypsies, Travellers and Travelling Showpeople

- A number of objections were raised to the proposed G&T sites.
- There was however some understanding of the need to provide permanent sites for pitches.
- A number of individual raised issues around traffic impacts including increased noise and pollution.
- A number of people stated that the schools are already full and this will add to pressure.
- There were questions over how the Council will stop illegal sites and people not contributing to the economy.
- Objections over the loss of green spaces and safe places for kids to play.
- Questions about whether industrial sites had been considered.
- Concerns are a raise in anti-social behaviour and crime.

- Questions about whether sites in Aldridge and Streetly had been considered.
- Questions over who would fund the sites.
- Concerns were voiced over the impact on property values for residents who own their own homes.
- Concerns about the overall effect on area-based regeneration.
- Some individuals questioned why the green belt cannot be considered to meet this specific need.

### **Industry**

- Some questions about specific industrial sites and businesses.
- General approval for the protection and support for industry and opportunities, to bring jobs to local people.
- Some issues raised about industry impacting on surrounding residential areas.
- Support for industry in central Walsall, close to jobseekers.

### **Local Centres – no points raised.**

### **Open Space, Leisure and Community Facilities**

- Considerable support for open spaces being protected and maintained.
- A number of people also raised concerns over the pressure on health provision and schools.
- Some concern about the using up of green spaces over the years for housing.
- Some people commented that there is not enough open space in Darlaston or in the Green Lane area.
- Some residents raised concerns over the ongoing maintenance of Open Space.

### **Environmental Networks**

- Overall there was general support for the protection of the Green Belt from residents throughout the borough.

### **Sustainable Waste Management**

- Concerns were raised over the proposals for waste transfer sites (smells and traffic) with a cumulative impact from other waste uses in the area.

### **Sustainable Use of Minerals**

- There were concerns raised about the future of some mineral sites in the borough.

- Several residents who live in the Aldridge area wished to know more details about the area of mineral extraction on Birch Lane. They approved of the SAD PO 's stance in relation to no further Green Belt incursions.

### **Transport and Infrastructure**

- Approval of the restoration of rail services and the increase in services.
- The cost of accessing work via public transport is an issue for some.

### **Other comments**

- Some criticism of there being no plan for Aldridge centre, some issues raised around the shopping precinct being dated.
- Points raised about individual developments that had permission and/or already under construction.
- Some concerns raised of the consultation process, not being notified and the process being too reliant on on-line information.
- Ravenscourt in Brownhills was raised as an issue by a number of people who were concerned about the condition of the building and the length of time it has been empty and derelict, strong support for improvement or redevelopment of site, and if necessary, Council action against the landowner.
- Issues raised about the traffic in the District Centres.
- Some people felt the emphasis is Walsall Town Centre was wrong and that other areas are neglected by the Council.
- A few people raised the issue of what happened to Willenhall AAP and when the Council will focus resources on the centre.

## **7.2 Walsall Town Centre Area Action Plan Overview**

### **Overarching Themes**

- A number of people raised issues around litter in the centre and some spoke of fear of crime and anti-social behaviour in the centre.
- In general terms people supported the idea of a plan for the centre and the locations identified.

### **A Place for Shopping:**

- A large number of people spoke positively about the shopping offer in the centre talking about how much it had improved recently. Developments such as Primark and TJ Hughes were given as examples of stores which have drawn people back into the centre.

- Some members of the public still feel that the Market should be located up the hill but there was general support investment in the markets future and a recognition that changes are needed to ensure its future.
- There was some discussion about the centre being too spread out and a number of people expressed concerns about the number of vacancies. Crown Wharf in particular was seen as a long walk away by some people from features such as the Market or St Matthews.

### **A Place for Business**

- Generally people supported the idea of more office and jobs opportunities in the centre.
- Some stated that the area along the ring road looked much better since the development of the college and offices.
- Some people asked about the future of the police station and supported its use as offices.

### **A Place for Leisure**

- Support for the retention of Gala Baths.
- Support for the new cinema in the centre and a degree of excitement from residents about the new restaurants opening soon.
- Generally people supported the canal side leisure location.
- The development of a local history centre was supported by a number of people.
- A number of people wanted more leisure uses in the centre such as ice skating or a theatre.

### **A place for Living**

- A few members of the public raised concern about the loss of historic buildings and the general character of the centre.
- Lots of people wanted public art and spaced to be protected.
- There was general support for improvements in public realm and linkages throughout the centre.
- A number of people talked about the need for more greenery in the centre.
- There was general support for more housing in the centre but some concern of the quality of the housing being provided.

### **Transport, Movement and Accessibility**

- Parking was listed as a key factor in putting people off visiting the centre in terms of cost and enforcement. A number of people ask about free parking.
- There was a lot of support for improving the bus station and public transport overall.



- Some people complained about the level of congestion on the roads at certain points of the day.
- The owner of the nightclub on Jerome Retail Park expressed his support for the proposed expansion of Bradford Bus Station and stated that he was happy to work with the Council on proposals. Officers followed this up to see if the owner would like to make a formal representation but no submission was ever made.

### **A Place for Investment**

- Lots of members of the public expressed interest in when new developments would open or start of site.
- A number of people spoke about the town centre being improved but still needing further work.
- People asked in particular about plans for the site opposite Primark and about the former Shannon's Mill site.
- Some people stated that some routes into the centre let the place down, for example Station Street when you arrive by train.

## Section Eight:

# Duty to Cooperate

This section provides an overview of the Duty to Cooperate discussions at the PO stage providing an overview of what the main issues are moving forward to the Publication stage.

A separate document has been produced to provide an overall of the Duty-to-Cooperate discussions covering from the launch of the plan making process at Issues and Options up to Publication Stage showing how discussions have progressed. This will be updated throughout the process in reflection of the continuous nature of Duty to Cooperate.

The proposals in the SAD and AAP are intended to implement at a site-specific level the proposals in the Black Country Core Strategy that was prepared by the four local authorities of Dudley, Sandwell, Walsall and Wolverhampton. Ongoing discussions about planning matters continue both at officer level through regular meetings of Planning Leads and at Member level through ABCA (Association of Black Country Authorities comprising the chief executives and leaders) which informs the Joint Committee. Topic leads for housing, employment and other matters also meet on a regular basis.

Engagement on cross-boundary waste and minerals issues has also continued throughout the process via West Midlands Resource Technical Advisory Body (RTAB), West Midlands Aggregates Working Party (AWP), and (since 2015) West Midlands Non-Aggregate Minerals Group. Dudley MBC, Sandwell MBC and Wolverhampton City Council have also contributed towards the preparation of a joint Local Aggregates Assessment (LAA) for the West Midlands Metropolitan Area.

At the Preferred Options stage there have been specific issues with Duty to Cooperate Bodies including:

- Issues around the approach towards flood risk and water quality in both the SAD and AAP which is being addressed through ongoing discussions with the Environment Agency.
- Potential issues around demonstrating how we have assessed the impact of allocations on historic assets which have been addressed through discussions with Historic England along with their continued involvement in the SAD policy on Great Barr Hall.

- Ongoing issues around Cannock Chase SAC and the approach being put forward by the Cannock Chase SAC Partnership to identify the impact on the plan of the SAC and how/if the plan should be seeking to address any impacts.
- Joint working with WMITA to ensure that all the plans accurately reflect and look to delivery their aspirations through the necessary policies or reference to particular schemes.

The Council is committed to undertaken the relevant discussions needed with our Duty to Cooperate bodies to over to overcome where possible all outstanding issues as the plans move towards the publication stage and the submission of the plans for examination.

# Section Nine:

## Evaluation of the Consultation

The section below demonstrates how this consultation was undertaken in accordance with the principles of Walsall's Statement of Community Involvement<sup>4</sup>. This is followed by an evaluation of the strengths and weaknesses of the consultation which concludes with some lessons learnt for the next stage of consultation.

### 9.1 Evaluation against the Principles of Walsall Statement of Community Involvement

#### A) Targeting Communities

- Meetings held in areas where there are specific proposals.
- Meetings with the gypsy and travelling community.
- Market stalls within all district centres.
- Social media to reach younger people.
- Materials available in the libraries for those without access to the internet.
- Events with Walsall Disability Forum.

#### B) Open access to information for all

- All documents were available online.
- Documents were also available in all the libraries, at the civic centre and also in community centres in areas where there had been high levels of interest.
- Printed copies were available on request for community groups.
- The consultation period was for 8 weeks rather than 6 to allow people the time need to respond.

#### C) Advertise widely the opportunities for involvement

- A number of press release where produced to advertise the consultation.
- All contacts on the consultation data where sent notifications and reminders of the consultation period either by post or email.
- A news item was included in the front of the Council website.
- Social media such as twitter and facebook where used to help promote the consultation dates and events.
- Posters were produced for community centres and libraries.
- Partners were encouraged to promote the consultation via newsletters and social media.

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<sup>4</sup> [www.walsall.gov.uk/ldf\\_statement\\_of\\_community\\_involvement](http://www.walsall.gov.uk/ldf_statement_of_community_involvement)

- Councillors provided support by leafleting local areas with the area specific information sheets and the response forms to encourage engagement.
- A leaflet was sent to all addresses within the town centre boundary summarising the AAP and encouraging feedback.

#### **D) A range of different methods by which people can put forward ideas and comment**

- Social media and a blog were used to engage with those who find the usual methods of engagement inaccessible.
- Paper response forms were made available in the libraries, on request and at consultation events.
- Comments in letter form and by email were taken into account the same way a response form would be.
- Notes of events such as the market stalls were taken to ensure that less formal feedback was considered as part of the plan making process in recognition that everyone wants to complete a response form.
- Standardised response letters and petitions were considered as responses to the consultation.

#### **E) A transparent process for considering any comments received**

- The letter notifying people about the consultation clearly set out the process of responding and the timescales in which written comments had to be received to be given full weight by the Council when reviewing.
- The consultation materials such as the draft plans and the website also all clearly set out the consultation process.
- A leaflet was proposed to let people know how they can have their say and this was given out at all consultation events.
- Support was given to the public around what are planning issues that the Council and what are not – for example the impact on housing prices.
- All consultation responses have been published for the Issues and Options stage along with the Preferred Option Stage.
- The fact that consultation responses would be published was made clear in the consultation materials and on the response forms.
- Those who wished their comments to remain anonymous on the website have had their comments published without their names.
- Every individual who responded in writing during the consultation period received a notification on receipt of their comments letting them know they have been published on the website.

## **F) The provision of feedback to those involved on the outcomes of consultation**

- All consultation responses have been responded to by the Council in a clear format that sets on where comments have been taken into account and where they have not. For those comments which have not been taken into account justification has been provided. This has been published on the website allowing all to see how the consultation has shaped the plans development.
- The Publication stage will provide the public with another chance to comment on how their comments have been treated.

## **G) Working in partnership**

- The Council has worked with a number of partners throughout the consultation to help encourage engagement and to make the most effective use of resources.
- Officers attended Area Panels' to help encourage engagement from the Council's partners.
- Partner's newsletters and social media were used to help promote the consultation.

## **9.2 Overview of the Strengths, Weaknesses and Lessons Learnt**

### **Strengths**

- Councillors helped arranged meetings and circulate information on the plans in areas where there was a high level of public interest.
- Councillors requesting materials from officers rather than circulating information produced by other interested parties helped to ensure accurate information was being provided.
- Area specific events and information sheets help to reach specific areas with concerns about their local area.
- Social media posts about consultation events were well shared and reached large numbers of people.
- As this was Preferred Option stage it was easier to show people what could change in their area which was beneficial in engaging their interests.

### **Weaknesses**

- The weekly questions posted on social media were not well responded to and had a low level of response compared to the more open questions that were appropriate for the Issue and Options Stage.
- A drop-in session in Willenhall was not well attended and proved the difficulty in guaranteeing numbers for events in areas where there is little changed proposed.

- The level of interest in a specific topic may have meant that other issues could have been overlooked by the public.

### **Lessons learnt for the next stage of consultation**

- Produce information sheets on key issues to allow people to access the details they need quickly and efficiently.
- Drop-in sessions provide the best opportunity for people to ask the questions they want without dominating a question and answer session as part of a more formal presentation.
- Given the limited resources available, it is important to ensure that an event is wanted by the public before arranging one.
- Social media is crucial in advertising the consultation dates and events but does not work when the plans become developed as this requires more detailed questions to be meaningful consultation which is difficult in the social media format.

# Section Ten:

## Next Steps

### **10.1 Publication Consultation**

The consultation responses received at the Preferred Option stage will be used to inform the next stage of plan making – the Publication Stage. As always the Council will publish the representations along with how they have or have not influenced the next stage of the plans. The Publication Stage will be the final stage of consultation unless further modifications are required. This will be the last opportunity for interested parties to comment on the plans and will be different from the previous stage as the consultation will focus on whether the respondent believes the plans to be sound or not.

The evaluation of the consultation will be used to make any necessary changes to how the Council consults to ensure that the consultation is as effective and robust as possible.



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## Appendix 1: Preferred Options Consultation Meetings and Events Proforma's

Event	Location and Date	Page
High Heath and Shelfield Forum	Tuesday 4 <sup>th</sup> August 2015 at High Heath Community Centre.	5
Aldridge & Beacon Open Meeting	Thursday 3 <sup>rd</sup> September 2015 2pm at Manor House, Aldridge.	6
Walsall Health & Wellbeing Board	Monday, 7 <sup>th</sup> September 2015 6pm at Walsall Council.	7
Walsall Economic Board	Tuesday 8 <sup>th</sup> September 2015	9
West Midlands Resource Technical Advisory Body (WMRTAB)	Wednesday 9 <sup>th</sup> September 2015	10
Area Panel Meeting - Darlaston and Bentley	Wednesday, 16 September 2015 5.30pm at Darlaston Town Hall, Victoria Road, Darlaston.	15
Walsall South Non-Confidential Meeting	Wednesday, 16 September 2015 1.30pm at St. Matthew's Church Hall.	17
Willenhall & Shortheath Area Partnership Meeting	Wednesday 16 <sup>th</sup> September 2015 10am - 12pm at CHART, 19 Gomer Street, Willenhall.	19
Premier Business Park Board Meeting,	Wednesday 16 <sup>th</sup> September 2015 Premier Business Park	21

Walsall Disability Forum	Thursday, 17th September 2015 – 10.30 at 59a Lichfield Street, Walsall, WS4 2BX.	23
Area Panel Meeting - North Walsall	Thursday 17th September 2015 – 6pm at Blakenall Village Centre.	25
Area Panel Meeting - Willenhall and Short Heath	Tuesday 22nd September 2015 - 6pm at CHART, 19 Gomer Street, Willenhall.	27
The Hub Community Fit & Fun Day	Saturday 26th September 2015 - 10am - 3pm at The Hub, Littleton Street West, Walsall WS2 8ES	29
Area Panel Meeting - Brownhills / Pelsall / Rushall – Sheffield	Monday 28th September 2015 - 6pm at Manor Farm Community Association, King George Crescent, Rushall.	30
Area Panel Meeting - Aldridge and Beacon	Tuesday 29th September 2015 - 6pm at Collingwood Centre, Collingwood Dr, Birmingham B43 7NF	34
Meeting with Gypsy Community	Wednesday 30 <sup>th</sup> September 2015 Cartbridge Lane	38
Blakenall Village Centre Planning 2026 Meeting on the SAD	Thursday 1st October 2015 - 7pm - 8.30pm Blakenall Village Centre, 79 Thames Rd, Walsall WS3 1LZ	40
Walsall Town Centre Planning 2026 Market Stall	Friday 2nd October 2015, 9am - 3.30pm - Walsall Town Centre Market Stall.	43
Darlaston Market Planning 2026 Market Stall	Monday 5th October 2015 - 9am - 4pm - Darlaston Market Stall	45
North Walsall Partner Meeting	Tuesday 6th October 2015 - 10am at Forest Arts Centre	46

Area Panel Meeting - Walsall South	Tuesday 6th October 2015 - 6pm at Walsall Council House.	47
Bentley and Darlaston North Planning 2026 meeting	Tuesday 6th October 2015 - 6.30pm - 8.00pm at King Charles Primary School, Wilkes Avenue, Bentley, Walsall, WS2 0JN	49
Community Infrastructure Levy (CIL) Event	Friday 9th October 2015 - 10am to 12pm at Council House, Walsall Council, Lichfield Street.	51
Site Allocation Document (SAD) and Walsall Town Centre Area Action Plan (AAP) Planning 2026 Event	Friday 9th October 2015- 2pm to 4pm and 5pm - 7pm at Council House, Walsall Council, Lichfield Street.	53
Willenhall drop in session on the plans	Monday 12th October 2015- Drop in session 10am - 1pm at CHART, 19 Gomer Street, Willenhall	56
Walsall Chamber of Commerce	Monday 12 <sup>th</sup> October 2015	57
North Walsall Planning 2026 Meeting on the SAD	Thursday 15th October 2015 7pm Burrowes Street Resource Centre, 3-4 Richards House, WS2 8NN	58
Walsall/Centro/ITA SAD Working Group meeting	15 <sup>th</sup> October 2015	60
Bloxwich Market Stall	Friday 16th October 2015- Bloxwich 9am - 4pm	61
Saddlers Shopping Centre Consultation Display	Monday 19th October 2015– Friday 23rd October 9am - 5pm	63
Walsall Disability Forum	Thursday 22 <sup>nd</sup> October 2015	72

Walsall Health & Wellbeing Board	Thursday 22 <sup>nd</sup> October 2015	75
Willenhall Market Stall	Friday 23 <sup>rd</sup> October 2015 9am - 4pm	79
Aldridge Shopping Precinct	Tuesday 27 <sup>th</sup> October 2015 10am to 4pm at Aldridge Shopping Precinct	82
Brownhills Tesco	Wednesday 28 <sup>th</sup> October 2015 10am to 4pm at Tesco Brownhills	84
Mill Street Planning 2026 Event	Friday 30 <sup>th</sup> October 2015 2pm at Masjid Hamza Islamic Centre, Mill Street, Walsall, WS2 8AX	86

### High Heath and Shelfield Residents Forum 4<sup>th</sup> August

<b>Topic: SAD, AAP and CIL</b>	
<b>Internal Attendance</b>	Mike Brereton(MB)

<b>External Attendance</b>		
<b>Title of event or meeting: High Heath and Sheffield Residents Forum</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
04/08/2015	<p>Purpose of the meeting was to raise awareness of forthcoming consultation and brief overview of the plans and CIL.</p> <p>Briefly explained the purpose of the plans and CIL and advised how to get involved in the consultation.</p> <p>Forum appreciated the time taken to provide information before formal consultation period begins. The pre-consultation information leaflets provided also seemed to be helpful.</p> <p>They requested that we return once consultation has commenced to offer a more in-depth look at what is being proposed.</p>	Minutes will be provided by Forum on request.

**Aldridge and Beacon Open Meeting 3<sup>rd</sup> September**

<b>Topic: SAD, AAP and CIL</b>	
<b>Internal Attendance</b>	Pete Attwell and Mike Brereton

<b>External Attendance</b>	Open meeting but no public in attendance. John Morris (Area Partner Manager) and two other Council staff from other departments.	
<b>Title of event or meeting: Aldridge and Beacon Open Meeting</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
03/09/2015	Officers presented the consultation material and offered more focused events / meetings in the area. Consultation leaflets were left for others to distribute. No specific questions were raised.	Minutes available on request.

### Walsall Health and Wellbeing Board

<b>Topic: SAD, AAP and CIL</b>		
<b>Internal Attendance</b>	Mike Smith	
<b>External Attendance</b>	Councillor R. Martin (Chair), Councillor A. Ditta, Councillor E. Hughes, Councillor I. Robertson, Councillor P. Smith Mr. K. Skerman, Interim Executive Director Adult Services, Dr. B. Watt, Director of Public Health, Ms. A. Potts, Assistant Director, Children's Services (sub), Ms. S. Ali, Clinical Commissioning Group representative and Mr. S. Fogell, Healthwatch.	
<b>Title of event or meeting: Walsall Health and Wellbeing Board</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
07/09/15	A paper was produced and circulated in advance of the 7 <sup>th</sup> September. Mike gave a presentation on the	Minutes are available at <a href="https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingP">https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingP</a>

	<p>plans and drew out the elements which are more likely to be of interest to the health board.</p> <p>It was agreed that the plans should be discussed further at the next meeting.</p>	<p><a href="http://public/mid/397/Meeting/2223/Committee/302/SelectedTab/Documents/Default.aspx">public/mid/397/Meeting/2223/Committee/302/SelectedTab/Documents/Default.aspx</a> and a table of comments is available at <a href="#">Appendix 5</a></p> <ul style="list-style-type: none"> <li>• Try to ensure that children don't have to travel too far to access schools and facilities.</li> <li>• Open spaces should be protected and maintained to benefit the health of residents.</li> <li>• Air pollution (especially from traffic, including on the M6) is an important concern.</li> <li>• Need to consider need for an access to health provision (e.g. GP services) when planning for new housing.</li> <li>• Need to plan, including with Education and with housing providers, for people living longer.</li> <li>• Need to reflect health and social care needs. These include for more people (who might need care) to remain in their own homes. The types of housing and the access standards used should provide for this.</li> <li>• There is a need to provide for sheltered accommodation rather than for care homes. The evidence shows that care homes are being promoted to meet needs arising outside the borough.</li> <li>• Overcrowding in multiple-occupancy housing should be avoided.</li> <li>• Support proposals to promote the use of public transport, including the promotion of rapid transit on rail formations.</li> <li>• What about an 'inner circle route'?</li> <li>• Should maintain strong links between Walsall and surrounding areas.</li> <li>• The Clinical Commissioning Group, should be consulted.</li> <li>• Consultation should include Area Partnerships, which should be brought together with Health Partnerships.</li> </ul>
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**Walsall Economic Board 8<sup>th</sup> September**

<b>Topic: SAD, AAP, CIL Preferred Option Consultation</b>		
<b>Internal Attendance</b>	Sandy Urquhart (SU) , Mike Smith (MS) Simon Tranter, Jo Nugent, Isobel Woods, Dev Thind, Richard Chadwick, Mark Lavender	
<b>External Attendance</b>	Representatives of Walsall College, and companies including Lobro Tools, ZF Lemforder, Perfection Foods, Lonestar, Enoch Evans Solicitors	
<b>Title of event or meeting: Walsall Economic Board</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
08/09/15	<p>Walsall Economic Board is a partnership body between representatives of the Council, industry, and other bodies such as Walsall College, to consider and progress matters relevant to the local economy, especially to deal with matters connected with the Strategic Economic Plan (SEP).</p> <p>MS and SU gave a short presentation about the SAD, AAP and CIL, the timescale, and the industrial issues, to the 'Place' Group, as a sub group of the Economic Board . Copies of the relevant documents and plans were supplied.</p>	<p>There was a short but positive discussion around the following points:</p> <ul style="list-style-type: none"> <li>• The planning system and industry's relationship to it – generally agreed that planning was a plus and an essential part of the regeneration process. It was acknowledged that the business community's understanding of the Plan making process could be a lot better.</li> <li>• The difficulty of finding sites, especially where landowners were holding them back – Lonestar, a large manufacturing outfit, had experienced this. This provides further evidence about a real problem that is experienced in Walsall.</li> <li>• The overall approach – of re-engineering the industrial land supply to provide the best possible portfolio of land to meet industry's requirements – was strongly endorsed.</li> </ul> <p>It was agreed that the Place Group would consider these issues in more detail, and would discuss further with the Council as necessary.</p>

**West Midlands Resource Technical Advisory Body (WMRTAB) 9<sup>th</sup> October**

<b>Topic: Sustainable Waste Management</b>		
<b>Internal Attendance</b>	Dawn Sherwood (DS)	
<b>External Attendance</b>	West Midlands Resource Technical Advisory Body (RTAB): Adrian Cooper – Shropshire Council (Chair) Pete Field (Secretary) Representatives from Other Waste Planning Authorities in the West Midlands, Waste Industry, Environmental Consultants, Environment Agency	
<b>Title of event or meeting: West Midlands Resource Technical Advisory Body (WMRTAB)</b>		
<b>Date</b>	<b>Details of Engagement</b>	<b>Notes of Discussions</b>
09.11.15	<p>This pro-forma provides a summary of the ongoing engagement between Walsall Council and the West Midlands Technical Resource Body (RTAB) on planning for waste and resources in the West Midlands. It also includes a summary of presentations given at RTAB meetings on the Walsall SAD and AAP Issues &amp; Options for waste published in April 2013, and the “preferred options” for waste policies in the Draft Walsall SAD and AAP published in September 2015.</p> <p><b>Background – Role of the West Midlands RTAB</b></p> <p>The West Midlands Resource Technical Advisory Body (RTAB) is a technical advisory group which supports co-operation between local authorities and others in the West Midlands Sub-National Area.</p>	<p>No objections were raised to the approach proposed in the SAD and AAP. It was noted that no site allocations are proposed for waste management development in the SAD, which is consistent with the approach in other emerging plans. The approach of most waste planning authorities is now to identify broad locations and criteria for evaluating the suitability of proposals in their local plan policies for waste. This was considered the most appropriate way forward as most new infrastructure will be delivered by commercial waste operators, if there is a market for them. A flexible approach is therefore needed so that new waste infrastructure can be developed as, where and when there is a need.</p>

<p>The RTAB provides objective and authoritative technical advice to local authorities, LEPs and research institutions and organisations such as the Waste and Resources Action Programme (WRAP) and the waste industry, concerning the sustainable management of material resources and strategic waste management data, issues, and development policies and proposals.</p> <p>Further information on the role of the West Midlands RTAB can be found in the Terms of Reference (TOR) agreed on 27.09.11. A copy of the TOR can be found in the following folder on the LDF server:</p> <p><a href="S:\Local Development Framework\Consultations\Waste Organisations\WMRTAB\WMRTAB Protocol and TOR">S:\Local Development Framework\Consultations\Waste Organisations\WMRTAB\WMRTAB Protocol and TOR</a></p> <p><b>WMRTAB Protocol</b></p> <p>Walsall Council is a signatory to the WMRTAB Protocol (signed by the Council 14.11.13). This commits the Council to actively participate in the RTAB and discuss cross-boundary waste issues with other waste planning authorities in the West Midlands, including the development of new land use plans and policies for waste, under the “duty to co-operate.” The WMRTAB provides a forum for waste planning authorities to present their emerging plans to other waste planning authority representatives and WMRTAB members, and obtain feedback on relevant issues.</p> <p>The Walsall Council signed copy of the WMRTAB Protocol can be found in the following folder on the LDF server:</p> <p><a href="S:\Local Development Framework\Consultations\Waste Organisations\WMRTAB\WMRTAB Protocol and TOR">S:\Local Development Framework\Consultations\Waste Organisations\WMRTAB\WMRTAB Protocol and TOR</a></p>	<p>It was agreed that any further comments from individual WMRTAB members should be forwarded to DS by 30.11.15.</p> <p>The Minutes of the meeting will be published on the IEWM (Improvement and Efficiency West Midlands) website when available. Here is a link to the page where Minutes of WMRTAB Meetings are published:</p> <p><a href="http://www.westmidlandsiep.gov.uk/resources">http://www.westmidlandsiep.gov.uk/resources</a></p> <p><b>Feedback Received Following Meeting:</b></p> <p><b>Dudley MBC (email 13.11.15)</b></p> <ol style="list-style-type: none"> <li>1. The Black Country Core Strategy (BCCS) includes a comprehensive set of policies on waste and minerals. Dudley MBC has not identified a need for further local policy on waste in the emerging Dudley SAD pending the review of the BCCS (proposed to begin in 2016). However, the approach in the emerging Walsall SAD is supported in that it does not allocate any sites for waste, which is consistent with the approach in other recently adopted and emerging local plans.</li> </ol>
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	<p>Prior to the Protocol agreement, there was a presentation on the SAD Issues &amp; Options for Waste at an earlier WMRTAB meeting in Birmingham on 8 July 2013, the outcome of which is summarized in a separate pro-forma attached as Appendix 1 to this one.</p> <p><b>Presentation at RTAB Meeting on 09.11.15</b></p> <p>The WMRTAB meeting took place at Meeting Point House in Telford. The Meeting Agenda is attached as Appendix 2. The paper attached at Appendix 3 on the Walsall SAD and AAP Preferred Options was also circulated in advance of the meeting and was considered under Item 6 (Progress on plans and developments). DS gave a brief presentation covering the following issues:</p> <ul style="list-style-type: none"><li>• Draft SAD has been developed out of the Issues and Options identified in 2013 which the WMRTAB was previously consulted on – Chapter 8 of PO document explains how feedback received on waste issues at the Issues &amp; Options stage is reflected in the Draft Plan;</li><li>• SAD aims to deliver the waste capacity requirements already identified in the BCCS (Policy WM1), and there is a draft policy identifying the remaining requirements/ indicative targets for the waste infrastructure needed in the borough up to 2026 (Draft Policy W1);</li><li>• Council has come to the conclusion (supported by evidence presented under Items 3 and 4 on the Agenda) that local targets for delivery of new waste infrastructure can only be regarded as indicative, and it is not possible to allocate sites unless there is a</li></ul>	
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	<p>specific proposal by the waste disposal authority or a commercial waste operator to develop a new facility in the area during the plan period;</p> <ul style="list-style-type: none"> <li>• Going forward, most new waste infrastructure is expected to be delivered by the private sector, so it will depend on market forces what is delivered, where and when – all waste planning authorities can realistically do is identify enough suitable sites or locations in the area where the projected requirements over the plan period could be met, so that if there is a demand, new facilities can be built;</li> <li>• Safeguarding sufficient industrial land to meet the area’s future needs is also important as it is here that most existing waste infrastructure can be found, and where new enclosed waste treatment and transfer facilities are most likely to be developed – this is the approach the Council has followed in the SAD;</li> <li>• SAD proposes to identify existing waste infrastructure (permitted/ lawful operations only) on the Policies Map, which will be safeguarded in accordance with existing BCCS Policy WM2, Strategic Waste Sites are also listed in the Draft Plan (Draft Policy W2);</li> <li>• SAD proposes to identify industrial sites with potential for development with waste recycling or transfer facilities (Draft Policy W3) – this is based on outcome of viability and delivery study commissioned from DTZ and Wardell Armstrong, which reviewed sites with planning permission for waste management development, sites put forward by developers, and industrial sites, and identified sites considered potentially suitable for enclosed waste facilities;</li> <li>• SAD proposes to provide further guidance on suitable locations for enclosed and open air waste treatment and transfer operations (Draft Policy W3) – guidance is based on that in BCCS Policy WM4 but also reflects industrial land categories identified in recent</li> </ul>	
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	<p>Employment Land Review and experience of dealing with recent waste management proposals;</p> <ul style="list-style-type: none"> <li>• SAD proposes to identify sites where waste disposal is expected to take place or may take place (Draft Policy W4) – sites identified include quarries requiring restoration, policy also provides guidance on disposal of waste onto land and disposal through thermal and chemical treatment;</li> <li>• It is not proposed to allocate any sites for waste management development in the SAD as the plan needs to be flexible enough to cope with demand for other industry, existing and potential sites are mostly within industrial areas proposed for retention and safeguarding and are therefore identified as symbols on the Draft Policies Map;</li> <li>• Draft AAP does not include any specific proposals for waste management - no requirements identified, there are no existing Strategic Waste Sites in the Town Centre, and most of the industrial land is included in the “Consider for Release” category so it could be redeveloped with housing.</li> </ul>	
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**Darlaston Area Panel Meeting 16<sup>th</sup> September**

<b>Topic: SAD</b>		
<b>Internal Attendance</b>	Mike Smith, Sandy Urquhart, Pete Attwell	
<b>External Attendance</b>	Ward Councillors, the public	
<b>Title of event or meeting: Darlaston Area Panel Meeting</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
16 <sup>th</sup> Sept 2015	<p>The meeting was a routine area panel meeting, but several hundred members of the public attended because of the gypsy and traveller issue on the ex Darlaston Multi- Purpose site.</p> <p>Mike Smith gave a presentation about the SAD, AAP and CII and then took questions from the floor. These were exclusively about the Gypsy and traveller issue, and included the following</p> <ul style="list-style-type: none"> <li>• Effect on local education provision</li> <li>• The effect of the G &amp; T site together with the J9 and the feeling that Darlaston is getting dumped on.</li> <li>• Traveller families receiving priority housing.</li> <li>• Multi Purpose centre to be given to the Community under Asset Transfer legislation.</li> <li>• What has happened re the sale of the site</li> </ul>	<p>Minutes are available at <a href="https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2243/Committee/306/SelectedTab/Documents/Default.aspx">https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2243/Committee/306/SelectedTab/Documents/Default.aspx</a></p> <p>Mike Smith (Regeneration Team) explained the Site Allocation Document with the aid of a Powerpoint presentation. He indicated that the draft plans were the subject of public consultation with residents (there were over 200 members of the public present at the meeting) expressing their support or concerns over the proposals and these representations would be used in evidence to the Secretary of State when the plans were adopted in 2016. The consultation period ran from 7 September to 2 November 2015. Mike Smith drew attention to the proposals regarding housing and indicated that it was intended to provide another 1,000 new homes in Darlaston, many of which already had planning permission. The Site Allocation Document also proposed providing 39 travelling pitches in Walsall borough. Two sites in Darlaston had been earmarked; the former multi-purpose centre site</p>

		<p>and a site in Poplar Avenue. He added that in the past travellers' sites had been provided on the edge of the green belt but the Government now ruled out such sites, requiring them to be close to facilities like schools, doctors' surgeries, dental surgeries etc, so they needed to be closer to town centres. 2 Mike Smith then drew attention to the importance of Darlaston for jobs and manufacturing. He explained the additional events which would be held to discuss the plans, including a drop-in event in Walsall on 9 October 2015; a meeting in Bentley/Old Hall at the beginning of October and a drop-in session in Darlaston on a date to be arranged. There then followed a question and answer session where members of the public present raised concerns over the proposals. These included the proposed travellers' sites; the future use of the multi-purpose centre; developments around junction 9; lack of school places in Darlaston; lack of local infrastructure and the need for additional housing for young families in Darlaston. Mike Smith reported that the multi-purpose centre had been allocated for a housing/travellers' site so at present it was still not clear what its allocation would be. Members indicated that they would support residents in their concerns over land use in Darlaston</p>
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**Walsall South Area Partnership – Councillor and Partner Review Meeting 16<sup>th</sup> September**

<b>Topic: General Presentation on SAD, AAP and CIL Charging Schedule</b>		
<b>Internal Attendance</b>	Mike Brereton (MS) and Dawn Sherwood (DS)	
<b>External Attendance</b>	Walsall South Area Partnership: John Morris – Chair	
<b>Title of event or meeting: Walsall South Area Partnership – Councillor and Partner Review Meeting</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
16.09.15	<p>MB and DS gave a short presentation about the current consultation on the SAD, AAP and CIL Charging Schedule. They explained the purpose and content of each document, the main proposals in the Walsall South Partnership Area in the SAD, and how to comment on the proposals. The key issues identified for the Walsall South Partnership Area were:</p> <ul style="list-style-type: none"> <li>• Not much change envisaged in the area outside Town Centre;</li> <li>• It is proposed to designate nearly all open space for protection, except for HO305: Cricket Close Allotments which is proposed for housing development;</li> <li>• There are also a few other mostly small housing proposals on previously-developed sites;</li> <li>• Small pockets of industry in Caldmore/ Chuckery are identified as “Consider for Release” and could be developed with housing if the businesses relocate;</li> <li>• There is a policy for the University Gorway Campus;</li> </ul>	<p>The following issues were raised by participants:</p> <p><b>Derelict and Contaminated Sites</b></p> <p>Concerns were expressed about remediation of derelict and contaminated sites, in particular, the former IMI Copper Works, Pleck. It was explained that remediation of derelict and contaminated sites will be dependent on economic viability and identifying developments that can cover the costs.</p> <p><b>Renewable Energy</b></p> <p>Concerns were raised about lack of initiative regarding “green technologies” in particular renewable energy. It was explained that development of renewable energy technologies is also dependent on market viability, and that</p>

<ul style="list-style-type: none"><li>• There is a policy for former Highgate Brewery;</li><li>• There is a policy for Great Barr Hall and Estate.</li></ul> <p>Attention was drawn to the general consultation event on 9 October. Copies of the publicity leaflets and Comments Forms were distributed, and it was explained that the full documents were available online – details of website and contact details are provided on the leaflets. Partners may contact the Planning Policy Team if they have any questions about the plans or the consultation process. MB and DS agreed to provide more leaflets if required.</p>	<p>feasibility studies have shown it is unlikely to be viable in the Town Centre/ Darlaston.</p> <p><b>Highgate Brewery</b></p> <p>Participants asked about the future use of former Highgate Brewery and were concerned about the vulnerability of the building to arson and vandalism. It was explained that no specific use has been identified for the site because this depends on viability of re-use and the best solution in terms of conserving the building, and that the policy in the SAD is aimed at encouraging a suitable development to come forward.</p> <p><b>Demolition of Buildings</b></p> <p>One participant was concerned about the recent demolition of buildings in the area without any warning. It was explained that there are no controls over demolition of buildings unless they are residential properties, listed buildings, or in a Conservation Area, so unless they are protected in this way they can be demolished without needing planning permission.</p>
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**Willenhall Area Partnership Meeting 16th September**

<b>Topic: SAD &amp; AAP, general consultation meeting, CHART (Community Health and Resource Training), Gomer St, Willenhall, 16<sup>th</sup> September 2015</b>		
<b>Internal Attendance</b>	Sandy Urquhart, Liz Forster	
<b>External Attendance</b>	Substance Matters(Wilkes St), Community Risk Reduction Officers from Fire Station, Assistant Area Librarian, Cllr Hazell, officers from NHS Mental Health, Walsall Economic Development, Manager of CHART	
<b>Title of event or meeting: Willenhall Area Partnership Meeting</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
16 Sept 2015	<p>CHART is a community resource hub in central Willenhall that can also be used for external events such as parties and weddings. SU and LF attended and gave short verbal presentation related to the process (what we're doing, where we're at, and then dealt with specific issues. We took copies of the relevant plans and documents. This meeting is not open to the general public, and we offered to arrange a further drop in session at CHART for individual members of the public. This was agreed in principle.</p> <p>The presentation was well received generally.</p> <p>In relation to the consultation response forms, it was pointed out that there is an issue about people not having access to the internet. Also, it was felt that it would be a good idea for libraries to have 'suggestions box' to collect people's responses. We will follow this up.</p>	<p>The following substantive issues were raised:</p> <ol style="list-style-type: none"> <li>1) The PSL site at Longacres – fires have been started there on at least 3 occasions and there's an enforcement issue with the landowner (Sandy to check this issue out with enforcement officers).</li> <li>2) In reference to the Gypsy and Traveller issue, it was agreed generally that there was the need to provide for such sites, and better to have a series of regulated sites than unregulated ones.</li> <li>3) Willenhall already provides 2 G&amp;T sites- what is the distribution of such sites across the Borough? (unable to provide a direct answer to this at the time)</li> <li>4) In relation to housing, Councillor Hazell pointed out that in the list of allocated housing sites in Table HC1, the 'dwellings' number looks definitive. While it is explained in the text that this is a capacity estimate, it would be better if</li> </ol>

		<p>this is made plain in the table. We promised to rectify this at the next stage.</p> <p>In relation to the G &amp; T issue, SU and LF pointed out that if people wanted to oppose the allocation of individual sites for G&amp;T, they need to explain why the site may be unsuitable, given that the issue is sites and their allocation is unsuitable. Councillors on Planning Committee should not prejudice themselves on the issue.</p>
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**Premier Business Park Board Meeting, 16<sup>th</sup> September**

<b>Topic: Business</b>		
<b>Internal Attendance</b>	Sandy Urquhart	
<b>External Attendance</b>	Various Board Members	
<b>Title of event or meeting: Premier Business Park Board Meeting, 16<sup>th</sup> Sept covering SAD and AAP, at Kirkpatricks Foundry, Frederick Street</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
	<p>The aim of the meeting was to discuss the SAD and AAP consultation with the Premier Business Park Board Members. SU explained the process verbally - where we're at, what happens next, and left a set of documents with the Board. The Board consists of members from the Phoenix Business Park, in the Queen Street/Long Street/Frederick St/Bridgman St area and the Portland St/Marlow St area on (and, in parts, within) the Town Centre.</p>	<p>The discussion was generally positive, with Members welcoming the improvements to the Town Centre, particularly the Littleton Street Corridor, and noted that it is now diversifying. The metro not now being constructed was welcomed as it was blighting land.</p> <p>However the main issue affecting both the Premier Business Park and the Phoenix Business Park was the town centre boundary which is being proposed to be changed in ways that affect businesses. In relation to the Premier Business Park, the area north of Bridgman Street is currently within Walsall Town centre. The intention is to change the boundary to take this area out, except for the bit north of Charles Street and east of Station Street. As this had been requested by the Board at the Issues and Options Stage, because of fear that businesses would be pushed out by housing and offices, it was strongly endorsed.</p>

		<p>However there was some concern at the expansion of the town centre to the north, which would impinge on the Phoenix Business Park, notably Haywards. SU explained that the Council was in discussions with Haywards to relocate them, but also that all the existing industrial stock is proposed to be protected for as long as required; it's just that if and when it goes from the town centre it would be replaced by a town centre use.</p> <p>There was some adverse comment about Walsall Council meddling and not listening, but this was contradicted by other members who pointed to the decision to take the Frederick Street area out of the town centre as evidence of this.</p> <p>There is no further need for a meeting at this stage; the members are well aware of what to do next.</p>
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**Walsall Disability Forum 17<sup>th</sup> September**

<b>Topic: Walsall Disability Forum, 17<sup>th</sup> Sept 2015 10am, covering SAD and AAP.</b>		
<b>Internal Attendance</b>	Sandy Urquhart, Alix Jackson	
<b>External Attendance</b>	Walsall Health Watch, Walsall Witness Service	
<b>Title of event or meeting: Walsall Disability Forum Meeting, Walsall Society for the Deaf, Lichfield St, Walsall</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
17/09/15	SU and AJ attended this meeting to update on the SAD and AAP: what we're doing, where we are, what next and then dealt with specific issues. SU gave a verbal presentation and explained that the input being sought is not just from a specific disabled perspective but as residents of the Borough more generally about specific disabled issue. SU & AJ referred to areas of specific concern in the town centre (though it was acknowledged that some of these – eg related to anti-social behaviour – are not directly related to planning).	<p>The AAP proposals for the town centre were of particular interest to this group, and there was a general welcome and agreement that the town centre would be improved. There was particular strong endorsement of the Gala Baths remaining at their current location because the pool and changing rooms are all on one level. It's recognised that the pool may not fulfil Olympic Training Requirements currently, but on balance it's better that it remains where it is.</p> <p>Other issues:</p> <p>AJ updated the group on proposals for the market. Again, its location in the core of the town centre was endorsed, as pulling development too far up the hill towards St Matthews could be more difficult for disabled people. It was important to avoid a polo mint effect where development was stretched too far towards the periphery.</p>

		<p>The access issue to the new walk-in centre in the Saddlers Centre, and the effect of Network Rail construction in the town centre on disabled people was raised.</p> <p>Walsall Town Centre can feel threatening in the evenings for disabled people. There was felt to be a need for more family friendly leisure, rather than just drinking venues. AJ pointed out that this is recognised, and that the new restaurants and Cinema would provide more of a family friendly atmosphere.</p> <p>Michelle will get in touch with Charis to arrange a workshop along the lines of the previous one during the Issues and Options Consultation – likely in October.</p>
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North Walsall Area Panel Meeting 17<sup>th</sup> September

Topic: North Walsall Area Panel Meeting, Blakenall Village Centre, 17 <sup>th</sup> Sept 2015		
<b>Internal Attendance</b>	Sandy Urquhart	
<b>External Attendance</b>	Ward Councillors, Health, Community Safety	
Title of event or meeting: North Walsall Area Panel Meeting		
17 sept 2015	Details of engagement	Notes of Discussions
	SU updated the meeting on progress with the SAD and AAP and CIL: where we are, what happens next, what are the main issues affecting the wards.	<p>Most of the discussion centred around the main issue: Gypsies and Travellers sites. Councillors expressed their concern about these in various respects. Issues raised include the following:</p> <ul style="list-style-type: none"> <li>• The relationship to existing housing and new housing proposed as part of the development;</li> <li>• The overall effect on area-based regeneration</li> <li>• The effects on schools and public services</li> <li>• The distribution of the proposals throughout the Borough</li> <li>• The issue of permanent sites versus transit sites, and whether the SAD addresses the needs of people moving around</li> <li>• The Council has been spending public money developing the FMR Dolphin site as a permanent traveller site at the same time as houses were being demolished.</li> <li>• What would be the effect on social housing provision</li> <li>• The Metal Casements site – is it deliverable for housing or G&amp;T in view of the limestone caverns; and the former IMI site is contaminated.</li> </ul>

		<p>SU and the Councillors discussed the need to avoid prejudicial statements in advance of the Council’s consideration of the issue, applying particularly, but not just, to Planning Committee Members. It was acknowledged that this is a difficult situation</p> <p>Other points:</p> <p>Cllr Smith asked whether this is going to Full Council as well as Planning and Cabinet. SU to follow up and get back</p> <p>SU to bring the Community Safety reps up to speed about the SAD and AAP generally.</p> <p>Officers to arrange a ‘drop-in’ session at the Village Centre for local residents to give further advice about how to respond.</p>
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**Willenhall Area Panel Meeting 22<sup>nd</sup> September**

<b>Topic: SAD, AAP and CIL</b>		
<b>Internal Attendance</b>	Sandy Urquhart, Liz Forster, ward Councillors	
<b>External Attendance</b>	Willenhall Fire Services, NHS, 3 members of the public (who had come to hear about the SAD)	
<b>Willenhall Area Panel Meeting 22<sup>nd</sup> September 2015, CHART, Gomer St, Willenhall</b>		
<b>Date</b>	<b>22<sup>nd</sup> Sept 6pm</b>	
	<p>Sandy Urquhart and Liz Forster gave a short verbal presentation based on what we're doing, where we are and what happens next; then there was a discussion.</p> <p>As a whole, the meeting was considered by the Area Partnership manager to be a good one, with the Members engaged in the issues.</p>	<p>Minutes are available at <a href="https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2258/Committee/311/SelectedTab/Documents/Default.aspx">https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2258/Committee/311/SelectedTab/Documents/Default.aspx</a></p> <p>SU reminded members of the need to keep an open mind on all issues, particularly Gypsies and Travellers, given the recent publicity, and this was noted. It was however felt that the existing sites in and close to Willenhall were not a cause of concern.</p> <p>In relation to the AAP, the prominent site of the ex Dirty Duck pub on Bridge Street was raised, and this needs to be prioritised as a development opportunity and brought back into use.</p>

		<p>In relation to the SAD, the non-allocation of metro was endorsed, but we need to get on with providing a rail link through Willenhall and a new station. The assumption that social housing would continue to play a large role was questionable, given new restrictions and forced sell-off of the social housing stock.</p> <p>The main issue was the effect of the withdrawal of the Willenhall AAP, combined with the lack of coverage of Willenhall Town Centre in the SAD (this was raised in the context of the summary of issues not mentioning Willenhall District Centre, which caused some confusion as to whether Willenhall was still a District Centre rather than a local centre; SU conformed Willenhall's continuing District Centre status). This made the SAD a partial, incomplete document. SU commented in response to this that the UDP still covered Willenhall town centre and the resources situation meant that we can't promise an AAP for Willenhall District centre until after the adoption of the SAD; moreover the original AAP had been far too ambitious and caused uncertainty about industrial land. But it was still felt that the Council is not interested in the people of Willenhall. The community could shape the AAP to take some of the burden off officers. T the very least there needs to be a paragraph about Willenhall Town centre in the Plan. (SU to check whether there already is or not).</p> <p>Other points: queried whether New Invention Library had displayed the material.</p> <p>Will Area Partnerships have a say as to what money goes where?</p>
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**The Hub (Walsall College) Community Fit and Fun Day 26<sup>th</sup> September**

<b>Topic: SAD, AAP, CIL Preferred Option Consultation</b>		
<b>Internal Attendance</b>	Charis, Sandy, Neville	
<b>External Attendance</b>	28 members of the public	
<b>Title of event or meeting: The Hub (Walsall College) Community Fit and Fun Day</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
26/09/15	<p>Members of the policy team had a stall at The Hubs opening event to raise awareness of the consultation period and to explain the plans to interested parties.</p> <p>Hard copies of the plans, the display board and maps were all used to explain the plans.</p> <p>Leaflets were given out to interested members and some copies of the response forms were also given to people who expressed an interest in responding.</p>	<p>More detailed discussion where had will staff from whg on the plans and with staff from the college development team.</p> <p>The plans were explained in detail to around 8 members of the public who wanted to know what was happening in their local areas.</p> <p>There were a number of enquires about when the new cinema would open, when the market work will begin and also what is planned for the site opposite Tesco.</p> <p>Question about Site HO305 (Cricket Close) What is going to happen to the tennis courts and allotments?</p>

**Brownhills, Pelsall and Rushall/ Sheffield Area Panel 29<sup>th</sup> September**

<b>Topic: General Presentation on SAD, AAP and CIL Charging Schedule, with emphasis on proposals in SAD relating to the area covered by the Panel</b>		
<b>Internal Attendance</b>	Mike Brereton (MB) and Dawn Sherwood (DS)	
<b>External Attendance</b>	Brownhills, Pelsall and Rushall/ Sheffield Area Panel: Cllr Garry Perry (Chair) and other Ward Members About 10 - 15 members of public, representatives from Police, other Council officers	
<b>Title of event or meeting: Brownhills, Pelsall and Rushall/ Sheffield Area Panel</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
29/09/15	<p>MB gave a brief presentation introducing the SAD, AAP and CIL:</p> <ul style="list-style-type: none"> <li>• Purpose of SAD is to ensure we have sufficient land to meet needs for housing, employment and other uses as set out in BCCS. Also aims to safeguard Green Belt and open space, to direct develop to brownfield sites;</li> <li>• Purpose of AAP is to provide a regeneration strategy for Walsall Town Centre and identify development opportunities;</li> <li>• Purpose of CIL is to provide funding for infrastructure and will replace much of what is currently sought through S106, Charging Schedule identifies which types of development will be charged and how much, separate schedule identifies projects to be supported through CIL.</li> </ul> <p>DS explained the main proposals in the Panel Area:</p>	<p>Minutes are available at <a href="https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2233/Committee/305/SelectedTab/Documents/Default.aspx">https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2233/Committee/305/SelectedTab/Documents/Default.aspx</a></p> <p><b>Environment/ Green Belt</b></p> <p>Members of the Panel welcomed protection for Green Belt and open space, and rejection of previous “Call for Sites” housing proposals. However, there was concern about the implications of the Combined Authority and whether this would involve large-scale “overspill”/ release of land from the Green Belt in Brownhills to meet Birmingham’s requirements for housing. DS and MB explained that the purpose of the SAD is to deliver the requirements of the BCCS only, and that as there is sufficient previously-developed land to meet these requirements, it is not envisaged that any emerging proposals from the Combined</p>

<p><b>Housing:</b> No significant proposals in the area identified in the Draft SAD, mostly small sites, some already with planning permission. It is not proposed to allocate any of the sites proposed for housing in the Green Belt in response to previous consultations.</p> <p><b>Gypsies, Travellers and Showpeople:</b> No proposals for new sites in the Panel area although there are some just outside the area.</p> <p><b>Industry and Waste Management:</b> The main existing industrial areas are proposed to be safeguarded, including Newtown, Coppice Side/ Apex Road, Aldridge, existing waste infrastructure to be safeguarded, including large facilities such as Depot, waste recycling/ treatment facilities in Aldridge.</p> <p><b>Environment:</b> No changes proposed to Green Belt boundary, areas of open space are proposed to be safeguarded.</p> <p><b>Community:</b> Opportunities for new community uses or small scale retail/ leisure identified in Pelsall, Rushall, Shelfield Local Centres.</p> <p><b>Transport:</b></p>	<p>Authority will affect the SAD. It is at present unclear what the implications of the Combined Authority will be, and it is therefore not possible to say whether release of Green Belt land will be required for housing in Walsall in the long-term.</p> <p><b>Walsall – Brownhills Railway Line</b> There was support from the Panel and from members of the public for the safeguarding of the former railway line for possible future reinstatement.</p> <p><b>Minerals - Brownhills Common</b> Concern was expressed about the “dormant” permission at Brownhills Common - a member of the public sought reassurance that the Council would pursue revocation of the permission. It was suggested that as other authorities had been able to revoke old mineral permissions, Walsall Council should be able to do the same. Another member of the public expressed concern about the impact of mineral extraction on the historic environment, and whether this would be taken into account. DS confirmed that officers had agreed to take a further report to Scrutiny Panel before the SAD is submitted for examination, in response to a request received from them in May 2013 to consider revoking the old mineral permission. However, she was unable to give any assurance that the Council will pursue the revocation of the permission – as was explained in the report to Scrutiny Panel in August 2013, this is not a matter that can be considered because the costs to the Council are likely to be very considerable and compensation will be payable to the owner of the mineral rights. While there have been cases where other mineral planning</p>
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	<p>Alignment of former Walsall – Brownhills Railway Line to be safeguarded.</p> <p><b>Minerals:</b></p> <p>Support for continuation/ expansion of existing brick clay extraction and brick manufacturing at <b>Stubbers Green</b> as identified in the BCCS. Draft SAD also identifies the site at <b>Brownhills Common</b> which is subject to a “dormant” mineral permission, and sets out what will be required with an application for modern conditions to work the site. However, it is not proposed to identify indicative Area of Search for coal and fireclay extraction at <b>Yorks Bridge</b> proposed in BCCS because of the difficulty of defining a meaningful boundary, although the indicative designation in the BCCS remains in place, SAD does not affect this. While it is unlikely that opencast coal and clay extraction will take place in this area as there have been no clear expressions of interest, we cannot rule out that proposals will come forward during the plan period, so it is proposed to include “enabling” policy in the SAD, setting out what applications for working in the area identified in the BCCS will be required to include.</p> <p>MB and DS encouraged Panel and members of the public to view the SAD, AAP and CIL documents, which are available in Libraries and in the First Stop Shop in the Civic Centre, a set of documents was also left with the Panel at their request. Leaflets about the event on 9<sup>th</sup> October were distributed and copies of the SAD Comments Forms were available for people to take away.</p>	<p>authorities have revoked mineral permissions, they are rare, and just because it has been done in other areas it cannot be assumed that it will be feasible in Walsall - each case is different. However, DS said that Council officers would welcome details of other cases where old mineral permissions have been revoked, so that they can find out more about the process from the relevant authorities. DS also confirmed that if the “dormant” permission at Brownhills Common is not revoked or implemented it will automatically lapse in February 2042, which is the “default” end date for all mineral workings under current legislation. She also confirmed that if an application comes forward for new conditions to work the site, it will almost certainly require EIA, and that impacts on the historic environment will therefore be expected to be fully evaluated and taken into account - this is reflected in the requirements identified in the Draft SAD policies.</p> <p><b>Minerals – Stubbers Green</b></p> <p>There was a question about the progress on the current planning application to expand Atlas Quarry and the impact of the proposal on the highway network. DS confirmed that Planning Committee has approved the application “in principle” subject to signing of a S106 agreement relating to compensation and mitigation for the loss of the Stubbers Green SINC, which includes creation of new wildlife habitats off-site during the mineral extraction phases, delaying the loss of the SINC until the final extraction phase, and final restoration of the site as a water body and wetland habitat. She confirmed that the Local Highway Authority had not raised any objections about impacts on the highway network and that clay would be supplied to Atlas and Aldridge Brickworks only, therefore impacts would be restricted to Stubbers Green Road and Brickyard</p>
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		<p>Road. DS also confirmed that the proposal is included in the Draft SAD, and that the expansion of Atlas Quarry onto the Recordon Land (Stubbers Green SINC) is the only realistic option available to provide a long-term supply of clay to Aldridge and Atlas Brickworks, to keep the brickworks in operation and safeguard the existing jobs.</p>
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**Aldridge and Beacon Area Panel 29<sup>th</sup> September**

<b>Topic: General Presentation on SAD, AAP and CIL Charging Schedule, with emphasis on proposals in SAD relating to the area covered by the Panel</b>		
<b>Internal Attendance</b>	Neville Ball (NB) and Dawn Sherwood (DS)	
<b>External Attendance</b>	Aldridge and Beacon Area Panel: Cllr Chris Towe (Chair) and other Ward Members 6 members of public, Radio WM reporter, editor of "Pioneer" Newsletter	
<b>Title of event or meeting: Aldridge and Beacon Area Panel</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
29/09/15	<p>NB gave a brief presentation introducing the SAD, AAP and CIL:</p> <ul style="list-style-type: none"> <li>SAD seeks to ensure we have sufficient land to meet needs for housing, employment and other uses as set out in BCCS. Also aims to safeguard Green Belt and open space, to direct develop to brownfield sites</li> <li>CIL to provide funding for infrastructure, in place of S106 contributions. NB confirmed that CIL is likely to be charged for housing and retail development only, with variable rates across the borough to reflect different land values and viability.</li> </ul> <p>NB explained background to SAD – at previous consultation stages a number of Green Belt sites in Aldridge and Beacon Panel area were submitted by developers for housing in response to the "Calls for Sites." Preferred Options Document now confirms that we do not need these sites to meet the</p>	<p>Meeting Papers and Minutes: <a href="https://cmispublic.walsall.gov.uk/cmisis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2233/Committee/305/Default.aspx">https://cmispublic.walsall.gov.uk/cmisis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2233/Committee/305/Default.aspx</a></p> <p>Comments from Panel meeting:</p> <p><b>Environment</b></p> <p>Members of the Panel welcomed protection for Green Belt and open space, and rejection of previous "Call for Sites" housing proposals.</p> <p><b>Minerals – Birch Lane</b></p> <p>Concern expressed about potential impact of further sand and gravel working at Birch Lane on adjacent housing. DS</p>

<p>requirements in the BCCS, and therefore we are not proposing to release any land from the Green Belt.</p> <p>NB and DS outlined the main proposals in the Panel Area:</p> <p><b>Housing:</b> No significant proposals in the area, except small sites that already have planning permission or are allocated in the UDP, e.g. Three Crowns School and Pub.</p> <p><b>Great Barr Hall and Estate:</b> Existing UDP policy to be updated, there is a current planning application for 7 houses on Queslett Centre site.</p> <p><b>Gypsies, Travellers and Showpeople:</b> No proposals for new sites in the Panel area except potential showpeople sites on Lindon Road (next to existing sites) and Former Autocraft (Walsall Wood)</p> <p><b>Open Space and Industry:</b> Existing industrial areas to be safeguarded, including Aldridge and Maybrook.</p> <p><b>Waste Management:</b> Existing infrastructure to be safeguarded. Potential inert waste landfill at former Aldridge Quarry is still a proposal in the SAD as</p>	<p>confirmed that boundary of proposed Area of Search has been moved away from housing. There are no current expressions of interest from the minerals industry in working the area, but nevertheless, we are still expected to make provision for sand and gravel extraction in the SAD, as it may be required in the long-term to meet requirements for building materials.</p> <p><b>Minerals – Branton Hill</b> Members of the Panel welcomed the proposed requirements for Branton Hill Quarry, in particular the requirement for the replacement of the existing access off Branton Hill Lane with the proposed new access road before the quarry can be extended, as this will divert quarry traffic away from residential areas.</p>
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	<p>the site is in need of restoration and the current permission requires this to be through infilling with inert waste.</p> <p><b>Minerals:</b></p> <p>Two Areas of Search for sand and gravel identified in the BCCS are identified in the Draft SAD:</p> <ul style="list-style-type: none"><li>• <b>Birch Lane</b> around former Aldridge Quarry, boundary of the area has been modified since Issues &amp; Options stage to move it away from existing housing in response to objections received from residents living near the area.</li><li>• <b>Branton Hill</b> around former Branton Hill Quarry, draft policy states that proposal to relocate recycling area and extend quarry will be subject to restoration of former quarry and implementation of new access road (to be part funded by housing development that already has planning permission), noted that existing planning permission for access road could expire therefore the requirements need to be set out in the SAD.</li></ul> <p>Draft SAD also identifies areas for brick clay extraction, including:</p> <ul style="list-style-type: none"><li>• <b>Stubbers Green</b> - expansion of existing brick clay operations, as identified in the BCCS, to provide long-term supply of clay to the three brickworks operating in this area.</li><li>• <b>Land North of A461</b> – new indicative Area of Search for brick clay extraction around a “dormant” permission at <b>Highfields North</b> which was believed to have been revoked at Issues &amp; Options stage, but it has since been found out that this was not the case. It is possible that further clay extraction will be sought this area to meet the long-term needs of Sandown Brickworks as there is not enough clay remaining at Sandown Quarry to provide a 25-year supply in line with national guidance. The SAD cannot do anything about the “dormant” permission but</li></ul>	
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	<p>the wider Area of Search has been identified on the advice of consultants, to provide a possible alternative to working in the permitted area, which would result in the loss of much of Jockey Fields SSSI. DS explained that if an application comes forward for modern conditions to be applied to Highfields North or for brick clay extraction elsewhere in the wider area, it will almost certainly require EIA because of the SSSI - impacts on the environment and on local people will therefore have to be fully evaluated, and the main requirements are identified in the Draft SAD policies.</p> <p>NB encouraged Panel and members of the public to view the SAD, AAP and CIL documents, which are available in Libraries and in the First Stop Shop in the Civic Centre. Advised that further local meetings could be arranged on request. Leaflets about the event on 9<sup>th</sup> October were distributed and copies of the comments forms were also made available.</p>	
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**Zak and Nelson Finney, residents of 56 Cartbridge Lane 30<sup>th</sup> September**

<b>Topic: Gypsy and Traveller Sites</b>		
<b>Internal Attendance</b>	Neville Ball (NB)	
<b>External Attendance</b>	Zak and Nelson Finney, residents of 56 Cartbridge Lane tel 07989 419654	
<b>Title of event or meeting: Meeting with Gypsy Community</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
30/9/15	Discussion about current need for G & T sites, sites proposed in SAD and how new sites might be delivered	<p>NB explained background to SAD. Need for G &amp; T sites arising from BCCS.</p> <p>NB confirmed that Cartbridge Lane existing planning permission is temporary and expires in 2016, but SAD is seeking to make site permanent. If SAD is adopted, a further planning application will still need to be made</p> <p>Mr Finney explained distinction between “traditional” English Gypsies – long settled in area – and group known as travellers. Latter have often moved out of bricks and mortar due to unstable family circumstances and are the ones who cause ASB/ criminality.</p> <p>Mr Finney claimed there is considerable need for additional G&amp;T pitches. Often, “hidden households” live temporarily on sites owned by the community but are looking for place of their own.</p> <p>Preference is for sites owned by the community – maximum of 10 pitches. Most traditional G&amp;Ts are known to each other so can be vetted.</p>

		<p>Mr Finney supported using sites that would also be suitable for general housing. Wanted to avoid past tradition of placing sites in poor quality areas next to railway lines, main roads etc.</p> <p>Mr Finney would be willing to purchase and develop sites in the borough, including on brownfield sites. NB confirmed that Council had not yet looked at delivery/ site procurement</p>
28/10/15	Phone call from N Ball to Z Finney	<p>Mr Finney confirmed would favour site at Walsall Road, Walsall Wood, near Barons Court Hotel (note that SAD suggests this site as a potential TS site, <u>not</u> GT)</p> <p>Mr Finney had concerns about sites in Goscote/ Blakenall, because area is historically associated with anti-social behaviour from residents claiming to be travellers rather than “traditional” Romanies</p>

**Planning 2026 Blakenall Area Meeting 1<sup>st</sup> October**

<b>Topic: Site Allocation Document</b>		
<b>Internal Attendance</b>	Neville Ball (NB), Charis Blythe and Sandy Urquhart	
<b>External Attendance</b>	Cllr Pete Smith, Cllr Anne Young, Cllr Kath Phillips, Cllr Julie Fitzpatrick and Cllr Shaun Fitzpatrick. 25 members of the public	
<b>Title of event or meeting: Planning 2026 Blakenall Area Meeting</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
01/10/15	<p>Neville Ball gave a presentation setting out:</p> <ul style="list-style-type: none"> <li>• The three plans in brief</li> <li>• The numbers within the SAD document and where they come from</li> <li>• The Issues and Options stage</li> <li>• The consultation process</li> </ul> <p>The detailed proposals for the Blakenall area where then covered including the Gypsies, Travelers &amp; Travelling Showpeople sites.</p> <p>A copy of the presentation can be made available</p>	<p>Cllr Pete Smith raised the following points</p> <ul style="list-style-type: none"> <li>• Received lots of call and enquires</li> <li>• Emotive subject</li> <li>• Goscote Lodge Crescent – whg have consulted on social and market housing. If the Council still owns the site of the former community centre then why can't a new one been built instead of G&amp;T developments. Will whg give up the land for this use when they have agreed to develop for housing?</li> <li>• St Francis site – would the owner want a G&amp;T site?</li> <li>• Mill Street – close to a mosque and church with traffic congestion issues. The land should be used for car parking. The liberal club and scrap yard are privately owned and the owner wants houses not G&amp;T sites.</li> <li>• Foster Street – access issue due to caravans and vans.</li> <li>• Could you confirm that the data on which you have based the figures on, our 7 years old.</li> <li>• 62% vacancy rates – why do we need more sites if they are not being used?</li> <li>• Can you explain the impact of the law changes</li> </ul>



		<ul style="list-style-type: none"> <li>• Travellers don't want to live in residential areas, they want to live in larger sites away from housing</li> <li>• No sites listed in Streetly, Aldridge, Pheasey</li> </ul> <p>NB advised that figure for vacancy rate is incorrect: Willenhall Lane (the Council's only site) is full. Potentially many "hidden households" (as with settled community) who haven't registered as homeless with the Council.</p> <p>Government has issued new policy statement about travellers that attempts to exclude those who have ceased travelling, but NB advised there may be a legal challenge to this so we are still working on basis of old definition.</p> <p>Members of the public questions and comments</p> <ul style="list-style-type: none"> <li>• Ex IMI site – who would pay for that to be cleaned up?</li> <li>• Have you considered the fact they run businesses such as scrap yards and horse trading from sites?</li> <li>• If the Council doesn't own land, will private owners be willing to sell land for use by G&amp;T?</li> <li>• What will be done about large vehicles on the road without permission?</li> <li>• Concern that on top of this housing will be used by Asylum seekers</li> <li>• More G&amp;T sites will bring the area down</li> <li>• Too many vans in the area</li> <li>• Have you considered the Three Crowns pub and the rear of Matalan at Reedswood Way. And Miner Street/Caparo</li> <li>• Questioned if the police have expressed any concerns and if local police have been consulted (Cllr Julie Fitzpatrick offered to send over contact details)</li> <li>• Stated that unauthorized sites will still be used, as people won't pay for the formal sites.</li> <li>• Concerns raised of the consultation process, not being notified and the process being too reliant on on-line information.</li> </ul>
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		<ul style="list-style-type: none"><li>• The owner of the Mill Street site was present and conformed that he hadn't been consulted.</li><li>• Have you spoken to the existing site residents at Foster Street?</li></ul> <p>Cllr Anne Young</p> <p>Questioned when the proposals were drawn up and if sites outside of this area have been identified at all. If planning officers haven't identified the sites how are the public to identify them? Where no sites identified in the Streetly area? Stated that this is a regeneration issue and Clls's will be voting against the proposals.</p>
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**Walsall Town Centre Market Stall 2nd October**

<b>Topic: SAD, AAP and CIL</b>		
<b>Internal Attendance</b>	Charis, Sandy, Neville, Mike B, Peter, Liz, Alix and Dawn.	
<b>External Attendance</b>	Spoke to 52 people about the plans	
<b>Title of event or meeting: Walsall Town Centre Market Stall</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
02/10/15	The team manned a market stall in Walsall town centre. A display board, maps and leaflets were used to explain the plans to people and to promote the consultation event on the 9 <sup>th</sup> October.	<p>Walsall Town Centre AAP</p> <ul style="list-style-type: none"> <li>• A number of individuals asked about progress of sites such as the cinema, new market and development opposite Primark.</li> <li>• A few individuals commented that the market allocation was in the wrong location and that it should be moved back up towards the church.</li> <li>• A number of residents felt the town centre had declined over the years but welcomed investment in the new Primark building.</li> <li>• Fishmonger- concern at the practicality of the market layout in the Civic Square</li> <li>• Walsall Council is disgusting and incompetent over what's happened to the town centre over the years, the market should have stayed where it is, the swimming pool division is wrong, there should be flower baskets in the town centre as with Bloxwich and Aldridge</li> <li>• Gentleman who lived/ worked in Bradford Street. He was supportive that the area is recognised as an opportunity but felt that too much money/ attention was focused on the core of the town and the ringroad and not enough on Bradford Street which he said is a key pedestrian route for people into the town centre. He felt this should be more of a priority area.</li> </ul>

		<p>SAD</p> <ul style="list-style-type: none"><li>• The state of land at the corner of Carless Street/Bath Street was raised – there's a fence, who's put it there</li><li>• Corner of Wilkes Avenue and Churchill Rd is derelict – could be considered along with Ho36.</li><li>• Support for industry in central Walsall, close to jobseekers</li><li>• A461 gridlock caused by roadworks from various agencies – needs an overall view &amp; they need to be co-ordinated</li></ul>
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**Darlaston Market 5<sup>th</sup> October**

<b>Topic: SAD, AAP and CIL</b>		
<b>Internal Attendance</b>	Charis, Sandy, Neville, Mike B, Peter and Dawn.	
<b>External Attendance</b>	Spoke to 28 people about the plans	
<b>Title of event or meeting: Darlaston Market</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
05/10/15	The team manned a market stall in Darlaston town centre. A display board, maps and leaflets were used to explain the plans to people and to promote the consultation event on the 9 <sup>th</sup> October.	<p>SAD</p> <ul style="list-style-type: none"> <li>• Around 5 residents raised objections to the proposed G&amp;T site in Darlaston</li> <li>• Request for the market to open on Saturdays and for money to be invested in the centre.</li> <li>• Rail passenger services should be restored between Walsall and Wolverhampton</li> <li>• A member of DART discussed the gypsy/traveller site at the ex-Multi-purpose site other people also said they were opposed to this being a gypsy and traveller site and were proposing to submit objections</li> <li>• There were concerns about the impact of HMOs on Darlaston/ inadequate management of properties and tenants</li> <li>• There were also a number of comments about the lack of investment in Darlaston District Centre/ complaints that all the investment is being directed towards Walsall Town Centre</li> </ul> <p>Town Centre AAP</p> <ul style="list-style-type: none"> <li>• The Walsall town centre market's better where it is now, went too far up the hill below, which isn't good when you're infirm</li> </ul>

**North Walsall Non-Confidential Tasking & Co-ordination Meeting 6<sup>th</sup> October**

<b>Topic: SAD &amp; AAP</b>		
<b>Internal Attendance</b>	Sandy Urquhart	
<b>External Attendance</b>	Councillors, Fire Services, Youth Services, Community representatives	
<b>North Walsall Non-Confidential Tasking &amp; Co-ordination Meeting</b>		
<b>6<sup>th</sup> October 2015</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
	Sandy Urquhart gave a short update on progress with the SAD/AAP consultation in the Bloxwich/Leamore/Blakenall area.	There was a short discussion about the ex-IMI Goscote Lane site (ground conditions and site security).

South Walsall Area Panel Meeting 6<sup>th</sup> October

South Walsall Area Panel Meeting, 6 <sup>th</sup> October 2015, Walsall Town Hall	
<b>Internal Attendance</b>	Sandy Urquhart, Alix Jackson
<b>External Attendance</b>	Ward Councillors, Caldmore Traders
<p>Sandy Urquhart gave a short update about the SAD, AAP and CIL – what we're doing, where we are and what happens next. There followed as short discussion, mostly about town centre related issues, such as the need to improve access, improve design and shop frontages, the need to improve the canal environment, car parking.</p> <p>Minutes are available here:  <a href="https://cmispublic.walsall.gov.uk/cmisis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2253/Committee/310/SelectedTab/Documents/Default.aspx">https://cmispublic.walsall.gov.uk/cmisis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2253/Committee/310/SelectedTab/Documents/Default.aspx</a></p> <p>Specific Town Centre Issues:</p> <ul style="list-style-type: none"> <li>• Canal is in need of dredging: AJ explained that there was a policy in the AAP aimed at improving the canal, although CRT is responsible for dredging.</li> <li>• Stafford Street, north of Littleton Street looks very rundown and there are a lot of vacancies: AJ explained that this site falls within the Gigaport area and is therefore covered in those policies.</li> <li>• Car parking, including on-street parking: AJ discussed how the parking strategy had informed the AAP and the proposals for town centre parking. AJ said she would speak to Paul Leighton regarding on-street parking as this is not really covered in the AAP policy.</li> <li>• Empty shops in Bradford Street and Bridge Street: AJ explained the PSA policy and that those areas are identified as secondary priorities.</li> <li>• Digbeth /Market Square proposals timescales: AJ gave an overview of progress but was not specific about dates.</li> <li>• Cinema site adjacent to Tesco: AJ explained that the Waterfront cinema was under construction and that alternative uses were being considered for the Cordwell site.</li> <li>• Appearance of the town centre, too much signage, unattractive facades of empty and occupied shops: AJ explained the AAP has policies for public realm improvements and good design, but that it doesn't directly tackle shop facades other</li> </ul>	

		<p>than through the shopfront SPD. AJ agreed this was something that could be considered further.</p> <ul style="list-style-type: none"><li>• Access to the town, does the way the roads operate put people off coming into the town? AJ explained that the AAP looks to balance all types of transport and pedestrian accessibility, and that some junction improvements have been identified, and that we need to work with Transportation colleagues to ensure this is not the case.</li><li>• Waterfront timescale: AJ explained that the cinema is due to open in early 2016, with the restaurants opening slightly earlier.</li></ul> <p>Non town centre issues:</p> <p>Gypsies and Travellers: SU explained that we will whittle down the sites to accommodate 28-30 pitches; any reps must relate to the site suitability or otherwise, and not be abusive or racist.</p> <p>Is there anything about local centres and if not why not. SU said that there was a chapter in the SAD and explained the hierarchy of centres and how they are dealt with. Local centres are where there is a convenience food element.</p> <p>Concern at the proliferation of off-licences and betting shops in some centres: SU said this was primarily a licensing issue; but it was important to avoid further blight if these are the only uses left on shopping parades.</p>
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**Bentley and Darlaston North Planning 2026 Meeting 6<sup>th</sup> October**

<b>Topic: Bentley and Darlaston North Planning 2026</b>		
<b>Internal Attendance</b>	Mike Smith, Neville Ball and Charis Blythe	
<b>External Attendance</b>	Cllr Chambers, Cllr Underhill 120 members of the public	
<b>Title of event or meeting:</b> Bentley and Darlaston North Planning 2026 at King Charles Primary School, Wilkes Avenue, Bentley, Walsall, WS2 0JN		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
06/10/15	<p>Mike Smith gave a presentation setting out:</p> <ul style="list-style-type: none"> <li>• The three plans in brief</li> <li>• The numbers within the SAD document and where they come from</li> <li>• The Issues and Options stage</li> <li>• The consultation process</li> </ul> <p>The detailed proposals for the Bentley and Darlaston North area where then covered including the Gypsies, Travelers &amp; Travelling Showpeople sites.</p> <p>A copy of the presentation can be made available</p>	<p>Members of the public questions and comments</p> <ul style="list-style-type: none"> <li>• Questioned if officers come out and look at sites</li> <li>• Asked about the cost to remediate the sites</li> <li>• A number of individual raised issues around traffic impacts including increased noise and pollution. Concerns that traffic is already bad in the area and that this add to the problems.</li> <li>• One person asked if industrial sites had been considered, and they were advised to submit any sites that they consider suitable to the Council in writing.</li> <li>• There was a question raised over what had happened to the school and pub they were promised.</li> <li>• A number of people raised concerns over the fact that the schools are already full and this will add to pressure.</li> <li>• Objections over the loss of green spaces and safe places for kids to play.</li> <li>• Concerns are a raise in anti-social behavior and crime</li> </ul>

		<ul style="list-style-type: none"><li>• Questions over how the Council will stop illegal sites and people not contributing to the economy. Also how do you stop G&amp;Ts from taking over more and more of the site</li><li>• One member of the public asked the attendees to raise their hands if they object to the proposal – all of the room raised their arms.</li><li>• Questioned why there are no sites in Aldridge and Streetly.</li><li>• Questioned who would fund the sites</li></ul> <p>Cllr Underhill advised people that they should write individual letters as this is more effective than a petition and to focus on planning issues such as traffic, schools, fear of crime etc and not house values.</p>
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**CIL Event 9<sup>th</sup> October**

<b>Topic: CIL</b>		
<b>Internal Attendance</b>	Mike B and Mike S	
<b>External Attendance</b>	Rebecca North Walsall Housing Group, Nigel Simpkin Planning Consultant – Jones Lang Lasalle and Luke Webb Persimmon Homes	
<b>Title of event or meeting: CIL Event</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
09/10/15	<p>Over 2,500 invitations were sent out (by letter and/or email) and a reminder was also sent. However, only 3 interested parties attended on the day. At least one other party decided not to attend after a telephone discussion indicated they had no concerns with the approach being taken (because the retail stores the company operate are below the threshold for CIL).</p> <p>Council officers Michael Brereton and Mike Smith gave a presentation and facilitated an informal discussion. Key points that emerged were as follows.</p> <ol style="list-style-type: none"> <li>1. The CIL monies likely to be collected would be fairly modest and would be most likely to be spent on local infrastructure (such as on the maintenance of open space) rather than pooled and saved up for big projects, like improvements to motorway junctions.</li> </ol>	<p>Two key questions were asked.</p> <ol style="list-style-type: none"> <li>1. Might there be an exemptions policy? It was difficult to see how such a policy might work because the arrangements for CIL sought to simplify the levying of monies across quite wide areas. As it was, the Council has taken a cautious approach to viability so it is difficult to see circumstances where an exemption policy might be justified. If an example of a useful and successful policy could be provided the council would look at it.</li> <li>2. Where a charge is proposed for any particular zone (i.e. for Zones 1, 2 and 3) would this be on top of the nominal charge? No, in the consultation the charges set out for each zone would be the total for that zone. So, specific charges are set out for zones 1, 2 and 3 and nominal charges for zones 4 and 5 (and for flatted schemes of less than 40 units in any zone).</li> </ol> <p>The attendees, like all of those consulted, were asked to submit any representations in writing.</p>

	<ol style="list-style-type: none"><li>2. The Council is aware of the issues of the need to avoid 'dual charging' for CIL and for S106 obligations, and of the need to allow for the funding of affordable Housing (although provision for affordable housing is proposed to be subject to change through the Government's Housing and Planning Bill).</li><li>3. The Council has reflected the Government's exemptions for certain types of development (again some matters might be subject to change through the Housing and Planning Bill).</li><li>4. CIL would be chargeable on housing developments by /for WHG, in the same ways as for other providers and subject to the same provisos and exemptions.</li><li>5. The approach taken for the present consultation is to include / identify as many issues as possible, so that they can be the subject of representations and discussion. The proposal for a nominal charge in zones where a significant charge on housing would not be viable is an example of this.</li></ol>	
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**Planning 2026 Event 9th October**

<b>Topic: SAD, AAP and CIL</b>		
<b>Internal Attendance</b>	Mike S, Mike B, Neville, Sandy, Charis, Dawn, Pete, Liz, Alix and Richard	
<b>External Attendance</b>	SAD, AAP and CIL Drop in Event Afternoon Session 30 (including 3 Councillors)	
	SAD, AAP and CIL Drop in Event Evening Session 25 (including 11 Councillors)	
<b>Title of event or meeting: Planning 2026 Event</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
09/11/15	Over 2,500 invitations were sent out (by letter and/or email) and a reminder was also sent.	<p>SAD:</p> <ul style="list-style-type: none"> <li>• A number of people asked about the process and timescales</li> <li>• There was some discussion around when the BCCS would be reviewed and also if there would be any triggers for reviewing the SAD in the document</li> <li>• There was a question about the impact of a SLINC on agricultural land</li> <li>• There was some discussion around the plan not covering Willenhall centre. The individual was shown the Employment Land review and there was a discussion around the future of this individuals sites.</li> <li>• Richard Hardy, from KR Hardy, wished to discuss the sites off Northgate. Will submit a representation.</li> <li>• Malcolm Griffiths, acting for Cooke Brothers, is concerned about new environmental regulations affecting industry, to come into effect in 2018</li> <li>• A landowner who owns sites in Willenhall wanted to understand what was going to happen in Willenhall District Centre, and which area was covered by the SAD.</li> </ul>

		<ul style="list-style-type: none"><li>• Would the bus lane across M6 Junction 10 still be preserved in relation to the forthcoming improvements.</li><li>• Several residents who live in the Aldridge area wished to know more details about the area of mineral extraction on Birch Lane. They approved of the SAD PO 's stance in relation to no further Green Belt incursions.</li></ul> <p>Town Centre AAP:</p> <ul style="list-style-type: none"><li>• A question about whether all churches should be considered as landmark buildings</li><li>• Support for the new cinema and efforts to improve public realm and linkages in the centre</li><li>• Some discussion around the location of a new car park in the centre and the need to promote cycle use</li><li>• There was some concern over the loss of historic buildings</li><li>• Support for the relocation of the local history centre but concerns that if Day Street car park is redeveloped this would deter people from using the centre as there wouldn't be adjacent parking.</li><li>• A resident who lives in St Matthew's Quarter was unhappy with the location of the market and felt that the views of local people who were consulted on the market relocation had been ignored.</li><li>• A gentleman from the Civic Society and Churches Together in Walsall felt that the rail station should be moved up to Hatherton Road, perhaps replacing the multi-storey car park. This would make the station more central and more useful for college students. He was also concerned about protecting the heritage of Walsall and public realm/ greening the town centre. He questioned how the 'landmark buildings' had been selected and thought that some important buildings had been overlooked.</li><li>• A lady representing Jerome Retail Park asked a lot of questions about the Centro proposal, including how far the discussions had gone, likely timescales, and whether Centro had any alternative</li></ul>
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		<p>sites should AEW not co-operate. She didn't provide an opinion on AEW's position.</p> <ul style="list-style-type: none"> <li>• One person asked about the AAP's policy for housing in the town centre – why more sites weren't allocated for housing and what the 'mixed town centre uses' meant for housing proposals.</li> <li>• Spoke to a few other people but they were generally interested rather than having specific comments.</li> </ul> <p>CIL:</p> <ul style="list-style-type: none"> <li>• A question was raised over whether CIL could be used to secure monies for a particular park</li> </ul>
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**Willenhall Drop in Session 12 October**

<b>Willenhall Drop in Session – CHART 12th October 10:00-13:00</b>	
<b>Internal Attendance</b>	Sandy Urquhart, Pete Attwell
<b>External Attendance</b>	
<b>12/10/15</b>	<p>SU and PA attended. No-one turned up. This was perhaps due to the lack of publicity, and also because there is no controversial issue affecting local residents (as with Blakenall and Darlaston). The location was also obscure at the back of a building (although directions were provided).</p> <p>Lesson learnt: don't organise a drop in event at this location unless there is a major controversial issue.</p> <p>NB We will also be at Willenhall Market on 23<sup>rd</sup> October. The Area Partnership Manager stated that we should leaflet the Witherspoon's Pub – they also have a notice board. .</p>



**Walsall Chamber of Commerce 12<sup>th</sup> October**

<b>Walsall Chamber of Commerce, 12<sup>th</sup> October 2015</b>	
<b>Internal Attendance</b>	Sandy Urquhart, Mike Smith
<b>External Attendance</b>	Isobel Woods, Simon Tranter, WHG, Sue Cyster and Phillip Cooke , Cooke Bros Ltd
<b>12/10/15</b>	<p>The event was to give publicity to the Employment Land Review to stakeholders. But only three turned up (WHG, Sue Cyster and Phillip Cooke , Cooke Bros Ltd), though the event had been promoted in the Chamber Newsletter.</p> <p>MS and SU gave a presentation and there was an informal discussion. SC conformed the urgent need to find sites and premises for businesses who need to expand.</p> <p>Lessons Leant: The lack of attendance probably reflects the fact that the industry is to be protected and improved – so this is relatively uncontentious for a business audience.</p> <p>In relation to the ELR, the Walsall Economic Board, a group of private sector businesses (see Economic Board consultation) has set up a Place sub-group and this could be the first item on the agenda.</p> <p>Also, we have circulated a link to the ELR, and a short briefing about it, to more than 40 local commercial agents. This should ensure wide publicity to industrial stakeholders.</p>

**North Walsall Planning 2026 Meeting 15<sup>th</sup> October**

<b>Topic: North Walsall Planning 2026 Meeting</b>		
<b>Internal Attendance</b>	Mike Smith, Neville Ball (NB), Charis Blythe	
<b>External Attendance</b>	Cllr Jones. 30 members of the public.	
<b>Title of event or meeting: North Walsall Planning 2026 Meeting</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
15/10/15	<p>Mike Smith gave a presentation setting out:</p> <ul style="list-style-type: none"> <li>• The three plans in brief</li> <li>• The numbers within the SAD document and where they come from</li> <li>• The Issues and Options stage</li> <li>• The consultation process</li> </ul> <p>The detailed proposals for the Burrowes Street area where then covered including the Gypsies, Travelers &amp; Travelling Showpeople sites.</p> <p>A copy of the presentation can be made available</p>	<p>Cllr Jones wanted to understand why the plan was necessary when there was already a plan for Birchills. Also ask if the site at Skip Lane as been considered.</p> <p>Members of the public:</p> <ul style="list-style-type: none"> <li>• Concerns of traffic impact as Burrowes Street is one way in and out</li> <li>• Stated that History of Birchills has been destroyed and that the proposal would have a negative impact on the canal.</li> <li>• Questioned why the green belt cannot be considered</li> <li>• Stated that money has been sent in the local area to make it safe so why would we want to reverse this positive investment</li> <li>• Concerns over the number of trouble family, hostels and half way houses in the are already</li> <li>• Likely to be a visual impact from some houses.</li> </ul>

		<ul style="list-style-type: none"> <li>• What will be done about the limestone mines that need filling and the Japanese knotweed - why would this site be suitable for G&amp;Ts when it's difficult to deliver houses</li> <li>• Concerns over what will happened to the site if it is not developed</li> <li>• Questioned if the sites would be permanent</li> <li>• Concerns that there will be an increase in crime and some personal bad experiences</li> <li>• Concerns that as the area is predominantly elderly and venerable people it's not fair to propose something that will increase the fear of crime and safety concerns</li> <li>• Green Lane police station going will also increase this issue.</li> </ul>
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**Walsall/Centro/ITA SAD Working Group meeting, 15<sup>th</sup> October**

<b>Walsall/Centro/ITA SAD Working Group meeting, 15<sup>th</sup> October 2015</b>	
<b>Internal Attendance</b>	Sandy Urquhart, Pete Attwell, Charis Blythe
<b>External Attendance</b>	Jon Haywood, ITA
<b>15/10/16</b>	<p>Meeting with ITA to catch up on various public transport related issues related to the SAD and AAP</p> <p>ITA co-ordinating response to SAD/AAP with Centro. Overall, no big issues so far.</p> <p>Specific Issues raised:</p> <ul style="list-style-type: none"> <li>• Bradley Lane Park &amp; Ride – new pre-app to provide for new entrance. JH said Sport England are happy with the new proposal. Also, need to include provision for a trim-trail.</li> <li>• Rapid Transit Route – Study delayed but likely to promote rail/tram train on the rail line, not 5ws metro route.</li> <li>• HRA/SEA – has been produced for West Midlands Transport Strategy. PA asked for sight of comments received by Natural England and copy of the HRA element of the SEA.</li> <li>• JH mentioned the pending application for a scrapyard on Waterglade Lane. SU said we hadn't looked at it in detail but will consider in relation to the UDP Inset Plan for Willenhall</li> </ul>

**Bloxwich Market 16<sup>th</sup> October**

<b>Topic: SAD, AAP and CIL</b>		
<b>Internal Attendance</b>	Charis, Sandy, Neville, Mike B, Peter, and Dawn.	
<b>External Attendance</b>	Spoke to 40 people about the plans	
<b>Title of event or meeting: Market Stall in Bloxwich</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
16/10/15	The team manned a market stall in Bloxwich. A display board, maps and leaflets were used to explain the plans to people.	<p>SAD</p> <ul style="list-style-type: none"> <li>• There was general support for protection of open space/ Green Belt land</li> <li>• Traffic passing through Bloxwich Town centre is a big problem for the centre.</li> <li>• What's happening in respect of DX Freight (leaving Ashmore Lake) and the metro through Reedswood (not going ahead) one person supported infilling of the former railway cutting for use as a greenway</li> <li>• G &amp; T issue: one person says the successful site at Willenhall Lane should be extended rather than using other sites (one or two people objected to the Former British Legion site). It was pointed out that while the Council was pursuing permanent pitches for Gypsies, this would not stop the transit problem.</li> <li>• Concern about (1) school closures combined with more housing. We'll need land for more schools. (2) the cost of accessing work via public transport</li> <li>• The consultation was good. Wished Wolverhampton had done the same thing.</li> </ul>

		<p>Town Centre AAP</p> <ul style="list-style-type: none"><li>• There was some feedback about Walsall Town Centre from various people. Concern was expressed about empty shops and the rundown nature, though it was accepted that the recession and the non-affluent catchment were issues. Nevertheless there was consensus that the centre had turned the corner and starting to diversify from purely shopping; one person stated there was a need for a USP for Walsall Town Centre.</li></ul>
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**Saddlers Centre 19<sup>th</sup> – 23<sup>rd</sup> October**

<b>Topic: SAD, AAP and CIL</b>		
<b>Internal Attendance</b>	Charis, Peter, Liz and Alix.	
<b>External Attendance</b>	Spoke to 43 people about the plans	
<b>Title of event or meeting: Stall in Saddlers Shopping Centre, Walsall Town Centre</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
19/10/15	The team manned a market stall in Saddlers centre all week. A display board, maps and leaflets were used to explain the plans to people.	<p>Town Centre AAP:</p> <ul style="list-style-type: none"> <li>• A number of people said the market needs improving with a better range of goods.</li> <li>• A number of people also said it was better when it went up the hill and that the market used to be a real attraction.</li> <li>• A number of people said that other centre's offered a better shopping experience such as Litchfield.</li> <li>• One person questioned the need for a cinema when there is already one in Walsall that you can drive to with parking</li> <li>• A number of people stated that car parking was a factor and that fines put people off and that free parking would make the centre more attractive.</li> <li>• One individual spoke in lengths about improvements needed to Bradford Bus Station to stop cars and to provide spaces for taxi's/private car hire to wait.</li> </ul>

		<ul style="list-style-type: none"><li>• Around 5 individuals spoke positively about the centre stating that they could see improvements since Primark opened and there are less vacant units.</li><li>• Quite a few comments about the market, some supportive but a lot questioning why the Bridge had been chosen. Certain amount of nostalgia for 'how the market used to be' and wish to see it back up the hill as it was. Also questions about the timescales for the delivery of the new market.</li><li>• A market trader currently based in Bradford Street asked about whether those stalls would stay in that location. She felt that back to back stalls would kill off the market, as most people preferred to walk past linear stalls rather than go up and down the aisles in a smaller area. She was on the committee but questioned how trader's views had been taken into account.</li><li>• A lot of people asked about the timescales for the Norton &amp; Proffitt development – although the retail development was seen as positive, it has been vacant for some time and is currently an eyesore. Not everyone knew it was being redeveloped and just thought it had been left empty.</li><li>• Also enquiries about what is happening with the Cordwell site and Shannon's Mill site.</li><li>• Some questions about the range and type of shops in the town centre, in particular a desire not to see more of the same shops we already have eg. Greggs, Poundland, but diversify the range and type of shops on offer. Need to encourage further independent retailers/ cafes etc.</li><li>• The concept of the PSA was supported although it was felt to be quite spread out. People seem to consider Crown Wharf as part of the primary shopping offer.</li></ul>
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		<ul style="list-style-type: none"> <li>• Car parking was mentioned as an issue in encouraging people into the town (cost and location). Generally seemed to be pleased that the Council is looking at this, although some questions about the proposed locations – too far from the PSA? But agreed difficult to find big enough sites within/ adjacent to the PSA.</li> <li>• Support for improvements to the public realm/ environment, in particular making the town centre greener (more trees, planting, green open space).</li> <li>• Need to protect the attractive historic buildings and encourage high quality design especially where they sit alongside eg. Park Street.</li> <li>• Generally people were supportive of having a plan for the town centre, and recent progress eg Primark. Cinema and restaurants welcomed. I would say people were more interested in the plans rather than critical. Lots of questions about timescales for proposed developments.</li> </ul>
20/10/15		<p>Walsall Town Centre AAP</p> <ul style="list-style-type: none"> <li>• Traffic lights near Stafford Street needs to be on green for longer</li> <li>• Housing standards for flats in the centre needs improving and the materials used need to be more long lasting</li> <li>• One person felt that market used to be something to be proud of and its needs to move back up the hill</li> <li>• Crown Wharf is too far away from the rest of the shopping offer with poor links</li> </ul>

		<ul style="list-style-type: none"> <li>• The main bus station needs improving</li> <li>• Support for the relocation of the local history centre to somewhere more accessible in the centre</li> <li>• From a stallholder: the Council is killing the market. It shouldn't be in the square: it should be in a linear pattern following the streets.</li> <li>• Town Planners have knocked down – and even burnt down - beautiful buildings</li> <li>• Not enough proper central parking, and the bus station is split – though it was acknowledged that it was difficult to work out how to rectify this</li> </ul> <p>Site Allocation Document</p> <ul style="list-style-type: none"> <li>• Support the protection of the green belt near St Matthews Ward</li> </ul>
<p>21/10/15</p>		<p>Town Centre AAP:</p> <ul style="list-style-type: none"> <li>• A question about what is happening on George Street/ Shannons Mill. Shops opposite Asda are really struggling with little footfall. Questioned that the new market location would add to this.</li> <li>• Statement that the links between Crown Wharf and the town centre need to improved.</li> <li>• One person stated that West Brom is a good example of town centre regeneration</li> </ul>

		<ul style="list-style-type: none"> <li>• One lady questioned why the church on Darwall Street is not named. The church has issues with parking for services and also anti social behavior.</li> <li>• One gentleman who wants to run a ride in the high street had a number of questions about the plans and what this would mean for future changes to footfall and investment. He also suggested that for traders there should be two way traffic on park street to ease the issue with market traders, food vans and deliveries.</li> </ul>
<p>22/10/15</p>		<p>Town Centre AAP:</p> <ul style="list-style-type: none"> <li>• Mr Pitcher who owns the nightclub on Jerome Retail Park expressed his support for the proposed expansion of Bradford Bus Station and stated that he was happy to work with the Council on proposals.</li> <li>• One individual felt that the river should be opened up and made a feature in the centre</li> <li>• One individual questioned building a cinema and asked why it can't be ice rink or bowling.</li> <li>• A number of people complained about the rubbish in the centre</li> <li>• Need innovation</li> </ul> <p>SAD:</p>

		<ul style="list-style-type: none"> <li>• New schools are not fit for purpose. Some should be merged to create super schools.</li> <li>• Need infrastructure and new projects to move communities forward.</li> <li>• Need major changes in the community, people need to be empowered.</li> <li>• Need rail improvements</li> <li>• Police stations are not serving purpose</li> </ul>
23/10/15		<p><b>Comments on AAP</b></p> <ul style="list-style-type: none"> <li>• <b>General</b> – quite a lot of people were generally supportive of having a strategy for regenerating the Town Centre and encouraging new investment and activity into the centre;</li> <li>• <b>Primary Shopping Area</b> – three or four people have commented that the shopping area is too spread out/ Crown Wharf is too far away from the rest of the shops and it is too difficult for elderly people to get there from Park Street;</li> <li>• <b>Shopping and Leisure</b> - while some people were pleased with the recent/ planned improvements (e.g. Primark, Cinema),</li> </ul>

		<p>others were less happy with the rate of progress and were not satisfied with the range of shops and facilities available;</p> <ul style="list-style-type: none"><li>• <b>Car parking</b> – several people have commented on parking charges putting people off visiting the Town Centre, there was also one comment that parking for disabled people should be free;</li><li>• <b>Rubbish and Bins</b> – several comments about the amount of rubbish in the Town Centre/ need for more street cleaning, one comment about lack of bins particularly around the Bus Station;</li><li>• <b>Walsall Market</b> – opinion divided, some people supported moving the Market to The Bridge, other people said they would prefer an indoor market, and one person commented that there should be an indoor market as well as an outdoor market;</li><li>• <b>Bus Stations</b> – several people expressed support for expansion of Bradford Place and improvements to bus circulation in this area, several people said the St. Paul’s Bus Station is too constrained and needs to be made bigger, one person commented that both bus stations need improvement because they are not enclosed enough/ too draughty and the seats are uncomfortable;</li><li>• <b>Pedestrian Linkages</b> – several people expressed support for improving linkages for pedestrians between Park Street and Crown Wharf;</li><li>• <b>Digbeth/ Lower Hall Lane and Shannon’s Mill</b> – several people wanted to know what was going to happen to this area/ when it was going to be developed;</li></ul>
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		<ul style="list-style-type: none"> <li>• <b>Old Square</b> – one or two people asked what would be happening to this because of the number of vacant units/ distance from Park Street.</li> </ul> <p><b>Comments on SAD</b></p> <ul style="list-style-type: none"> <li>• <b>Housing Sites</b> – one person commented that they would prefer the Daw End School site (HO128) to be a gypsy and traveller site than for general housing because 41 houses is too many and the height of the buildings would be too visually intrusive, another person commented that the Servis UK and Alucast sites in Darlaston (HO182 and HO302) should be retained for industry;</li> <li>• <b>Potential Gypsy and Traveller Sites</b> – several people have said they object to the sites identified, including Poplar Avenue (HO44/ HO180), Darlaston Multi-Purpose Centre (HO306) and Former Metal Casements (HO62) and Former British Legion Club Bloxwich (HO313);</li> <li>• <b>Industry</b> – one person commented that there is not enough industry in Darlaston, and that industrial sites such as Servis UK and Alucast should not be redeveloped with housing, however, another person commented that more industrial sites in Green Lane should be released for housing, specific mention was made of vacant sites near Lidl warehouse (Newfield Close);</li> <li>• <b>Local Centres</b> – one person commented that the bus stop in Pelsall Local Centre outside the Library should be moved to a position outside the GP Surgery so it is more accessible to elderly people;</li> </ul>
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		<ul style="list-style-type: none"><li>• <b>Open Space</b> – general support for protection of existing open space/ Green Belt, however, some people commented that there is not enough open space in Darlaston or in the Green Lane area, one person said that new housing developments should include open space where there is a shortage;</li><li>• <b>Community Facilities</b> – one person commented that there is a need for a community centre in Walsall Road area, Darlaston;</li><li>• <b>Former Sneyd School (UTC) Site</b> – one person asked whether there were any proposals to develop this site, which is currently not proposed for allocation in the SAD;</li><li>• <b>Limestone Mining</b> – one person commented that housing should not have been allowed on treated former limestone site adjacent to Rushall Olympic FC because of the risks, and that the football ground should be treated.</li></ul> <p>Outside the scope of the SAD, there was also a comment about Darlaston District Centre not getting enough investment and not being able to retain the range of shops people need.</p>
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**Walsall Disability Forum, 22<sup>nd</sup> October**

<b>Walsall Disability Forum, 22<sup>nd</sup> October 2015, 10.30 – 11.30 , Walsall Deaf People’s Centre, Lichfield St</b>	
<b>Internal Attendance</b>	Sandy Urquhart, Alix Jackson, Pete Attwell
<b>External Attendance</b>	Walsall Victim Support
<b>22//10/15</b>	<p>There were only 3 representatives of local organisations attending, but no disabled people. SU explained that the consultation lasts until Monday 2<sup>nd</sup> November, and we will be in the Saddlers Centre till Friday, and in Willenhall market on Friday, followed by Aldridge on Tuesday. Michelle would publicise this in her bulletin, and the group were given leaflets and response forms.</p> <p>AJ explained the AAP, the 4 main opportunity areas and the secondary opportunity areas, and also explained the proposals to improve pedestrian access.</p> <p>Michelle stated that ITA had visited last week to discuss their Strategic Transport Plan – SU confirmed that we work with them.</p>
	<p>There were several points and questions:</p> <ul style="list-style-type: none"> <li>• The car park proposals on Challenge block, Day Street and Intown were not felt to be the best locations for new multi storey parking. What people want is to park near shops – they won’t walk far. Car parks on the Ring Road are too far to walk to the shops, and if we don’t provide car parks in the right places, they could desert the town centre to freely available and well located car parks next to shops at out of centre developments.</li> <li>• What were our plans for the Hatherton Road car park? AJ stated that the car park was in a poor condition and needed extensive investment to improve the quality, and as such it may be closed or become a surface level car park. Views that this car park was well located and should be kept were expressed, and the cost of redeveloping the car park should be weighed against the cost of providing a new one.</li> <li>• The Lower Hall Lane car park is owned by Norton &amp; Proffitt and is part of their planning consent for retail units.</li> <li>• What were the improvements within the town centre for cyclists? AJ identified the cycle improvements and existing and proposed greenways, and invited views on any other cycle routes that could be considered for improvements.</li> </ul>



		<ul style="list-style-type: none"> <li>• Would there be a bridge over the canal? AJ explained that a bridge linking Waterfront South with the cinema site was a planning condition and was being progressed.</li> <li>• What was the position on metro? SU stated that we were concentrating on restoring services between Walsall and Wolverhampton on the rail line. The land next to the railway station in Walsall town centre will be reserved for more transport capacity.</li> <li>• How could the link between Crown Wharf and Park Street be improved – would this be pedestrianised? AJ explained that this was still being considered but that options around altering the road eg. one way, buses only, were being discussed and would need to be modelled.</li> <li>• The Council's proposals for the Leather Museum being integrated with the Museum and Local History Centre were discussed – general support but need to consider parking and pedestrian access.</li> <li>• Public realm – would the Council be looking at the provision of benches along Park Street for people to rest? AJ confirmed there is a public realm policy in the AAP which would look at all aspects including street furniture. The silver benches along Wisemore were unpopular as they are uncomfortable.</li> <li>• There needs to be more public toilets and changing rooms.</li> <li>• What is happening with the Police Station site – AJ explained that the police were relocating and that the site would probably be put to the market. The site is allocated for office/ commercial use as it is in the Gigaport and in a prominent location.</li> <li>• Co-op timescales – AJ confirmed that Co-op were still coming to the centre and were undertaking fitting out the store.</li> </ul> <p>SU discussed the SAD: protecting the green belt, providing for jobs, housing on brownfield land, and providing for gypsies and travellers – which is proving contentious. The rail alignment from Walsall to</p>
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		<p>Brownhills is being protected. The only Park &amp; Ride site that is sufficiently advanced is the one to serve the metro stop at Bradley Lane.</p> <p>Questions about Tempus 10 and IMI site? Also about Fryers Road plant and AB Waste.</p>
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**Walsall Health and Wellbeing Board 22<sup>nd</sup> October**

<b>Topic: SAD, AAP and CIL</b>		
<b>Internal Attendance</b>	Mike Smith	
<b>External Attendance</b>	Councillor A. Ditta Councillor E. Hughes Councillor C. Jones Councillor I. Robertson Dr. B. Watt, Director of Public Health Mr. K. Skerman, Interim Executive Director Adult Social Care Ms. S. Morgan, Early Intervention and Family Support	
<b>Title of event or meeting: Walsall Health and Wellbeing Board</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
22/10/15	<p>A paper was produced and circulated in advance of the 22nd September. This asked the Health and Wellbeing Board to:</p> <p>i) Recall the issues discussed at the meeting of 7 September (as set out in Section 3 of this report);</p> <p>ii) Identify any further issues that need to be discussed;</p> <p>iii) Authorise Public Health officers to make appropriate representations in response to the consultation.</p> <p>iv) Identify whether there are any additional bodies and individuals that should be invited to participate before the close of the consultation.</p>	<p>Minutes are available at <a href="https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2283/Committee/302/SelectedTab/Documents/Default.aspx">https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/2283/Committee/302/SelectedTab/Documents/Default.aspx</a></p> <ul style="list-style-type: none"> <li>• Offered to work with Planning and with Education to identify how housing developments and educational needs can be linked.</li> <li>• Support the protection of open spaces. The ability for people to use open spaces is important for physical and emotional well-being. It was noted that the borough has large areas of 'green' but that not all of these are publicly accessible and that access to open space varies across the borough.</li> <li>• It was recognised that the public sector resources for open space are limited. However, new housing developments should have access to open space and, if necessary provide open space and/or contribute towards its maintenance and/or improvement.</li> </ul>

	<p>Mike gave a presentation on the plans and drew out the elements which are more likely to be of interest to the health board.</p> <p>It was agreed that the plans should be discussed further at the next meeting.</p>	<ul style="list-style-type: none"> <li>• Proposals to link open spaces together (including via 'Greenways') are supported as this can encourage people to use them and should help promote walking and cycling.</li> <li>• Support the use of CIL to maintain and enhance open spaces.</li> <li>• Recognise the Core Strategy policy framework that enables pollution issues to be taken into account. Support the approach whereby 'sensitive receptors' such as housing, schools and health facilities are not exposed to pollution (and/or where pollution is mitigated).</li> <li>• At this stage HWB does not identify specific locations where there might be problems or conflicts, but ask officers to continue to liaise where issues might arise.</li> <li>• HWB asks Public Health officers to work with Planning officers to identify locations where there might be needs for new / expanded health facilities. Palfrey was identified as an area that should be considered.</li> <li>• HWB recognises that some of the issues cannot be directly addressed through Site Allocations and other development plans. However, the approach to the locations for different uses – developed from the Black Country Core Strategy - is supported (to maximise accessibility be a choice of means of transport and make facilities as conveniently accessible as possible).</li> <li>• Public Health officers offered to provide appropriate support in the use of modelling techniques to plan for accessibility. This should support not only the progress of the plans but also be useful in</li> </ul>
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		<p>decisions on planning applications and on the council's and partners' proposals.</p> <ul style="list-style-type: none"><li>• HWB recognised the issues in regards to the framing of an appropriate policy that would seek to meet social care needs whilst retaining flexibility. The Board supports the approach put forward in terms of available evidence and particular locations. How a policy might be framed to say that particular sites should be for particular types of housing unless it can be demonstrated why that should not be the case.</li><li>• Public Health officers will liaise with Planning to seek to incorporate such an approach into the plans.</li><li>• The issues and limitations were acknowledged. The Board supports the allocation of sites with the capacity to meet the borough's housing needs.</li><li>• The Board noted that the Housing and Planning Bill might raise serious issues for Walsall and notes the intention to work with other councils and relevant bodies to minimise potential adverse effects and maximise any possible benefits.</li><li>• The Board restates its support for policies and proposals to promote the use of public transport, including the promotion of rapid transit on rail formations.</li><li>• The Board also supports the provision of facilities in accessible locations, such as in Walsall town centre and the district and local centres. Facilities should be of a scale and kind appropriate to the</li></ul>
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		<p>catchment they serve, so that for example, borough-wide facilities (such as the NHS Walk-in Centre) should be located within the centre of Walsall.</p> <ul style="list-style-type: none"> <li>• The Board welcomed that a Health Impact Assessment was included in the Sustainability Appraisal work for the Plans.</li> <li>• Public Health officers offered to liaise with Planning officers (and others) to identify a protocol for how HIA might appropriately be undertaken for future planning and development decisions that could have significant health implications.</li> <li>• The Board recognises that it important to provide for industrial development to support the borough’s economy and provide jobs. Such developments should be accessible to the inner areas so as to maximise opportunities for those who might otherwise be most deprived,</li> <li>• However, it will also be important to ensure that industry is located and designed so as to minimise the effects of pollution, noise, traffic, etc. on local residents.</li> </ul>
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**Willenhall Market 23<sup>rd</sup> October**

<b>Topic: SAD, AAP and CIL</b>		
<b>Internal Attendance</b>	Charis, Sandy, Neville, Mike B, Peter, and Liz.	
<b>External Attendance</b>	Spoke to 38 people about the plans	
<b>Title of event or meeting: Market Stall in Willenhall</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
23/10/15	The team manned a market stall in Willenhall. A display board, maps and leaflets were used to explain the plans to people. Officers spoke a number of people through what was happening in the local area. The UDP Inset Map was also used to explain how the Council had an appropriate planning framework for the centre despite the SAD not covering Willenhall.	<ul style="list-style-type: none"> <li>• A number of individuals supported the re-installation of the train line with a station in Willenhall.</li> <li>• A few people raised the issue of what happened to Willenhall AAP and when the Council will focus resources on the centre</li> <li>• Around 3 individuals expressed views that the council always focuses on Walsall Town Centre and that this was not right.</li> <li>• G&amp;T Stroud Avenue was raised as a concern from one lady who owned a second home in the area</li> <li>• Traffic problems along St Annes Road was raised as an concern.</li> <li>• A question was raised whether IN70.2 be labeled as Park Lane or Park Road?</li> </ul>

		<ul style="list-style-type: none"><li>• Issues were raised over the ongoing maintenance of OS in the Pleck area by the allotments association.</li><li>• Concern that the levels of traffic at the Poplar Avenue sites (HO44 and HO180) would make the site unviable for housing, never mind gypsies and travellers; also if drainage is put into that site it might cause problems with the pond further into the open space.</li><li>• Issues with the waste management site on the land at Waterglade Lane: concern over lorries using the road as it is unadopted/ unmettled and they would be a risk to pedestrians; the proposed waste sorting facility is not suitable for the site as it isn't in a proper building. (planning application ref 15/1185)</li><li>• A few people complimented the recent scheme to improve the shop fronts in the centre</li><li>• BE Wedge: generally approve approach. Issue with CIL in relation to their site/Pinson Rd/School proposals. Could the Council organise a meeting with the owner of the Ingersoll Rand site – BE might be interested in expanding into it.</li><li>• Still the feeling that Willenhall gets left out – but also some support for Walsall Town centre improvements.</li><li>• New rail services and a station are very much supported</li><li>• Problems with empty properties, getting dilapidated, causing problems for next door neighbors. The land at Sandbeds Road next to the Brown Jug where housing has started and</li></ul>
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		<p>left unfinished, and also at Aston Road, were quoted as examples.</p> <ul style="list-style-type: none"> <li>• General approval for the protection and support for industry and opportunities, to bring jobs to local people. Companies such as Aspray and W H Marren have been causing problems to local adjoining residents, but it was acknowledged that they provide jobs. When Marren’s move, housing should replace it.</li> <li>• Several people mentioned the need for the Council to provide toilets in Willenhall District Centre – though the old ones were awful and rightly closed down.</li> </ul>
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**Aldridge Market Stall 27<sup>th</sup> October**

<b>Topic: SAD, AAP and CIL</b>		
<b>Internal Attendance</b>	Charis, Peter, Neville, and Sandy.	
<b>External Attendance</b>	Spoke to 119 people about the plans	
<b>Title of event or meeting: Market Stall in Aldridge</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
27/10/15	<p>The team manned a market stall in Aldridge. A display board, maps and leaflets were used to explain the plans to people.</p> <p>Big on-street response to the consultation – so much so that we could have done with extra help. At times there were queues of people.</p>	<p>SAD</p> <ul style="list-style-type: none"> <li>• Overall support of protecting the Green Belt, open space by prioritising brown field development first (although some cynicism about the Government's intentions in regard to the Green Belt).</li> <li>• General support for the protection of the industrial land in the area.</li> <li>• Concerns raised over the proposals for waste transfer site IN12.14 (smells and traffic) with a cumulative impact from other waste uses in the area.</li> <li>• A number of individuals support for reintroducing passenger trains through Aldridge. But the feeling that hopes were being raised and the station was far off. Agreed Network Rail needs to get its act together.</li> <li>• Unsupportive of solar farms in the locality.</li> <li>• Concerns over examples of construction within the green belt to establish PDL in the GB and introduce other development.</li> <li>• Concerns re future mineral sites.</li> <li>• Some criticism of there being no plan for Aldridge centre, some issues raised around the shopping precinct being dated and toilets not being open enough.</li> <li>• A number of people had concerns and issues with the former Baytree House (Fallowfields) development, how it is being used and the impact on surrounding resident's amenity.</li> </ul>

		<ul style="list-style-type: none"> <li>• Some individuals commented on the issue of housing affordability in the area.</li> <li>• Mixed views about the Council – some people thought the Council can do nothing right, and was a byword for incompetence, while others were impressed with the SAD and thought it was a good plan to take the area forward, and would look in more detail on the web.</li> <li>• Two people defended travellers and gypsies – there is a need to provide permanent sites for them, and not to engage in name-calling.</li> <li>• What would be the effect on the planning department of the mooted Combined Authority? Would it be run from Birmingham, and would there be enough staff?</li> <li>• Political points made about who was responsible for the decline of industry and the lack of affordable housing for young people</li> <li>• There are too many flats in Aldridge – especially for the over 55s. What about young people – they’re getting squeezed out. There’s also pressure on health provision and schools.</li> <li>• What was happening at the McKechnies Site? The land next to the social club needs to be protected.</li> <li>• When would the A461 improvements happen – and why is there a crossing planned over the top of the of the canal bridge on Walsall Wood High Street?</li> <li>• The Three Crowns is in a terrible state. What’s happening with it?</li> </ul> <p>Town Centre AAP</p> <ul style="list-style-type: none"> <li>• One individual was negative over recent changes and proposals for the Town Centre AAP (quality of the public realm, design and car parking in the area of Teddesley street</li> <li>• Generally people don’t go into Walsall Town Centre unless they have to – they’d rather shop somewhere else. The bus station is a massive blunder. But there was recognition about the struggle to improve Walsall Town Centre and secure investment.</li> </ul>
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**Brownhills Market Stall 28<sup>th</sup> October**

<b>Topic: SAD, AAP and CIL</b>		
<b>Internal Attendance</b>	Charis, Peter, Dawn, Mike B and Sandy.	
<b>External Attendance</b>	Spoke to 69 people about the plans	
<b>Title of event or meeting: Stall in Brownhills Tesco</b>		
<b>Date</b>	<b>Details of engagement</b>	<b>Notes of Discussions</b>
28/10/15	The team manned a stall in the entrance of Tesco Brownhills. A display board, maps and leaflets were used to explain the plans to people.	<p>SAD</p> <ul style="list-style-type: none"> <li>• Quite busy, lots of responses, generally quite positive, about the need to move with the times and not get stuck in the past. Some people already knew about the consultation, and we were complimented on the extensiveness of the consultation.</li> <li>• Broad approval of the plan to protect the Green Belt/ areas of open space</li> <li>• Most people appeared to understand the situation at Highfields North (“dormant” mineral permission)</li> <li>• Approval that Sandhills is not proposed for housing development. This would overload the area with housing.</li> <li>• Ravenscourt was the biggest single issue – many people were concerned about the condition of the building and the length of time it has been empty and derelict, strong support for improvement or redevelopment of site, and if necessary, Council action against the landowner (e.g. S215 Notice, Compulsory Purchase)</li> <li>• A few comments about Ravenscourt being dangerous.</li> </ul>

		<ul style="list-style-type: none"> <li>• One person felt that Brownhills District Centre could not be regenerated unless the traffic is diverted away from the High Street, a previous plan to do this was mentioned</li> <li>• Approval of the restoration of rail services, even by people who lived close to the disused rail alignment. (One person knew about the rail safeguarding proposal before buying the house close to the line).</li> <li>• Walsall has been robbing other towns over the years. That's where the money gets spent. Brownhills gets left out.</li> <li>• The Watling Street/Newtown area is forgotten. Even Ring and Ride don't pick anyone up there. Poor public transport, bus service to Birmingham has recently been stopped. (This is the area north of the A5 and East of the Charrington's site)</li> <li>• Some concern about the using up of green spaces over the years for housing – but acknowledged that Brownhills is better off in this respect than some other areas of the Borough, like Darlaston.</li> <li>• One comment on the need to consider effects of HO30 on traffic in the area surrounding silver street.</li> <li>• One person raised concerns about whether there was sufficient infrastructure to meet return needs in terms of energy and water supplies.</li> </ul> <p>Town Centre AAP</p> <ul style="list-style-type: none"> <li>• Also approval for plans to diversify Walsall Town Centre – many people said they were users of Walsall Town Centre, although there was one comment about the cleanliness of the Town Centre/ rubbish, and another person asked about proposals for Digbeth/ Hall Lane and Old Square.</li> <li>• Positive response to news about a cinema being located in the centre.</li> </ul>
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### Masjid Hamza Islamic Centre, Mill Street 30<sup>th</sup> October

Topic: Potential G & T Sites in Mill Street		
<b>Internal Attendance</b>	M Smith, N Ball, Cllr Nawaz, Cllr Robertson	
<b>External Attendance</b>	Approximately 30 members of mosque	
Title of event or meeting: Masjid Hamza Islamic Centre, Mill Street		
Date	Details of engagement	Notes of Discussions
30/10/15	<p>Presentation about proposals in SAD and AAP, in particular those for gypsy and traveller sites in Mill Street, followed by questions</p> <p>“have your say” response forms were circulated and a list of those who wanted to</p>	<p>Cllr Robertson advised before the start of the meeting that Scarborough Road College Buildings have been sold to an Islamic group; note that the SAD identifies this as a potential housing site</p> <p>At the meeting itself concern was expressed at the limited time available to respond. M Smith advised that this was just the start of the process.</p> <p>A member of the audience wanted to see details of all 16 sites, not just those in Mill Street. M Smith referred to list in SAD document.</p>

	be kept informed about the SAD was collected	<p>Main concerns raised about the proposals for Mill Street were:</p> <ul style="list-style-type: none"><li>- Impact on car parking. Mosque and church attract large numbers, including 300-500 for funerals</li><li>- Want site to be used for car parking. M Smith advised that temporary planning permission for parking expired in 2011.</li><li>- Adverse impact on regeneration. Trying to get improvements, with Brewer Street housing proposals and proximity to town centre</li><li>- Want to avoid “East London effect”, with poverty close to wealthy town centre</li><li>- Concern about potential anti-social behavior from G &amp; Ts, with dogs frightening children and women walking to mosque feeling threatened.</li><li>- Impact on property values for residents who own their own homes</li><li>- Queried why no G&amp;T proposals in Aldridge and Streetly. M Smith advised no history of G&amp;Ts resorting to those areas, and available land is Green Belt.</li></ul>
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# **Appendix 2**

## **Consultation Materials**

- 1) Launch of Consultation Letter - Page 2**
- 2) Consultation Leaflet - Page 5**
- 3) Town Centre Area Action Plan Leaflet – Page 6**
- 4) Area Specific Handout Example – Page 8**
- 5) Response Form Example – Page 16**
- 6) Example of area specific poster/leaflet to promote events – Page 20**
- 7) Press release example (10/09/15)- Page 21**
- 8) Example of presentation slides for area specific events – Page 22**

## 1) Launch of Consultation Letter



# Walsall Council

**Subject:** Preferred Options Consultation

**Email:**  
planningpolicy@walsall.gov.uk

**Telephone:** 01922 658020

**Date:** 07/09/2015

Dear Sir / Madam,

## Planning 2026: Have Your Say

Walsall Council is working on important plans that will shape the future of Walsall. We are seeking your comments on the second stage of consultation - called 'Preferred Options' - that runs for 8 weeks, **starting on Monday 7<sup>th</sup> September 2015 and ending on Monday 2<sup>nd</sup> November 2015**. You have been contacted because you have previously registered your interest with us or you are likely to have a potential interest in the plans. If you do not wish to be contacted about these plans in the future please tell us using the contact details below.

### What Are The Plans?

#### ***Walsall Site Allocation Document***

The Site Allocation Document shows sites which the Council proposes to allocate for homes for our communities, for employment and other land uses such public open spaces. It also shows areas and uses that should be protected, including the Green Belt. The Site Allocation Document will cover the whole of the borough except for the town and district centres. We are seeking your views on the proposals and on how we have chosen them.

#### ***Walsall Town Centre Area Action Plan***

The Walsall Town Centre Area Action Plan shows sites which the Council proposes to allocate in the Town Centre for new shops, leisure facilities, and offices, as well as improvements to other aspects including transport, design and the environment. We are seeking your views on the proposals and on how we have chosen them.

### ***Community Infrastructure Levy (CIL)***

We are consulting on a 'Preliminary Draft Charging Schedule' for the Community Infrastructure Levy, a tariff based system to enable funds to be received from new development and re-invested into borough infrastructure such as open space, health, education and transport. The consultation document sets out the rates at which CIL might be charged on some types of development and seeks your views.

### **How Can I Get Involved and Where Can I View The Documents?**

All consultation documents are available to view and download online at [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026) and paper copies of the main documents will be available to view in your local library and at the First Stop Shop in Walsall Civic Centre, Darwall Street. In order for the Council to formally take into account your views they must be submitted in writing and forms will be available for you to give us your comments.

You can also come and talk to us at a number of events throughout the consultation period:

- **Community Infrastructure Levy Event** - Friday 9th October 2015, 10am to 12pm at Council House, Walsall Council, Lichfield Street. Please register to attend by contacting us on 01922 658020 or [planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk);
- **Site Allocation Document and Walsall Town Centre Area Action Plan event** - Friday 9th October 2015, drop in sessions at 2pm to 4pm and 5pm to 7pm at Council House, Walsall Council, Lichfield Street. No need to register to attend please just turn up to one of the drop in sessions;
- We'll be attending and arranging a number of other events and meetings across the borough and details of these will be published at [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026); and
- Further information and weekly questions will be posted on our WordPress site at [www.WalsallPlanning2026.co.uk](http://www.WalsallPlanning2026.co.uk) and Facebook page called 'Walsall Planning 2026: Have Your Say'. Links will also be sent via Twitter using hashtag #Walsall2026.

Further details about the events and how to get involved can be found at [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026) or by contacting us using the contact details at the bottom of this email.

### **Our Response to Call for Sites**

As part of preparing the draft plans we needed to identify sufficient land that is suitable and potentially available for new development, including land for housing, employment and other land uses. Between 2011 and 2014 a number of sites were proposed by landowners, developers and others with an interest in the area. These submissions have been considered but we have not been able to take all of the sites forward. You can view the sites, along with our responses on our website at [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026). The 'Call for Sites' has now closed but you can make representations on the Council's proposals as part of this consultation.

### **The Programme for the Plans**

The first stage of consultation on the Site Allocation Document and on the Area Action Plan – 'Issues and Options' - took place in 2013. We are publishing Information on the representations received, with responses on behalf of the Council.

After this current consultation the Council will take account of representations received and it is anticipated that next year there will be a third round of public consultation on a 'Publication' version of the plans. The plans would then have to be submitted to the Secretary of State for

an 'Examination in Public' by a Planning Inspector before they could be adopted by the council. .

More on previous consultations and on the programme for preparing the plans can be found at [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026).

**Contact Walsall Council's Planning Policy Team**

Please contact us if you have any queries or require the documents to be provided in an alternative format.

**Email:** [planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk)

**Telephone:** 01922 658020

**Kind Regards,**

**Sent on behalf of David Elsworthy, Head of Planning and Building Control.**

## 2) Consultation Leaflet



# Planning 2026: Have Your Say...

## On the future of Walsall

Consultation **Monday 7th September to Monday 2nd November 2015** (8 weeks) on Draft Plans:

- **Site Allocation Document** – allocation of sites for homes and jobs across Walsall and protection of environment.
- **Walsall Town Centre Area Action Plan** – provide sites for retail, office and leisure investment and environmental & transport improvements.
- **Community Infrastructure Levy** – introduction of charges on some forms of new development to fund infrastructure such as roads and open space.

### Attend Our Consultation Event

**Community Infrastructure Levy (CIL) Event** – Friday 9th October 10am – 12pm, at Council House, Walsall Council, Lichfield Street. Please register to attend.

**Site Allocation Document SAD & Area Action Plan (AAP) Event** – Friday 9th October 2pm to 4pm and 5pm to 7pm at Council House, Walsall Council, Lichfield Street. No need to register, just pop in to one of the drop in sessions.

To find out more about the plans for the Borough, go to [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026)

Join the online discussions at:

Blog: [www.walsallplanning2026.co.uk](http://www.walsallplanning2026.co.uk) Facebook: [Walsall Planning 2026](#) Twitter: [Walsall Planning](#)

Register your interest at [planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk) or by phoning **01922 658020**



### 3) Town Centre Area Action Plan Leaflet



## Have your say on the council's proposals for **Walsall Town Centre**

### **Walsall Town Centre Area Action Plan**

Draft Plan Consultation, 7 September – 2 November 2015

Walsall Council is working to produce an exciting new plan for Walsall town centre, planning up to 2026. The Area Action Plan (AAP) will allocate sites within the town centre for new shops, leisure opportunities and offices, as well as setting out strategies for improving other aspects of the centre, including transportation and the environment.

The Draft Plan document can be viewed online at our website, where you will also find a response form – [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026). The webpage also gives details of our consultation events, and how to get involved in the discussions on our blog [www.walsallplanning2026.co.uk](http://www.walsallplanning2026.co.uk)

The AAP is being produced in parallel with Walsall Site Allocation Document (SAD) which allocates sites for housing, employment and other uses across the Borough, and the Community Infrastructure Levy (CIL) Regime to levy charges on certain development.



**Walsall Council**



## Key Proposals for Walsall Town Centre

View the full plan at [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026)

The draft plan sets out policies, covering all aspects of the town centre. These are organised by themes, into chapters which cover shopping, business, leisure, living, transport and movement, and investment. Certain key proposals are outlined here, while the vision, objectives and detailed proposals can be found in the Draft Plan.

### St Matthew's Quarter

This is the main location for retail investment in Walsall town centre. New retail development will provide large, flexible units which are well designed and positively contribute to the streetscene.

### Walsall Gigaport

This will be a series of high quality office developments designed to meet the evolving needs of business and creating jobs. Investment in existing office buildings outside of the Gigaport will also be encouraged.

### Education and healthcare facilities

Facilities will be protected and further schemes encouraged, including a new consolidated heritage centre at the Leather Museum. Community facilities will be protected and enhanced, with a new community hub at the Challenge Block being promoted.

### Walsall's historic character

Local distinctiveness will be protected and strengthened. Standards of good design will be required for all new developments, particularly at gateway locations and considering the need to protect views of landmark buildings.

### Public realm improvements

There will be a programme of public realm improvements, focusing on the retail core. Pedestrian movement between key locations will be improved through new linkages, wayfinding, and greenways.

### Public transport

Improvements to public transport and the road network will be supported. The Council will ensure the provision of an appropriate quantity and quality of car parking, including proposals for a new multi storey car park at the Challenge Block site or on Day Street.

### Walsall Waterfront

A gateway destination for leisure, work and living, providing opportunities to build on the historic canal frontage and creating a unique waterside development.

### Park Street shopping core

The Park Street shopping area will be protected and enhanced as the primary retail location. Reconfiguration of existing units will be encouraged. The market will be located at The Bridge and protected as a key element in the town's shopping experience.

### Sports and cultural facilities

Facilities across the town centre including Gala Baths will be protected and enhanced. Walsall canal will be protected as a leisure asset and a focus for future development in a high quality environment.

## Tell us what you think

There will be consultation events taking place until 2 November 2015, where you can speak to us about the plans, ask any questions and make comments on the Area Action Plan. Further information on events can be found on our website [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026). You can also view and subscribe to the blog site, facebook page and twitter account we will be using throughout the consultation:

- [www.WalsallPlanning2026.co.uk](http://www.WalsallPlanning2026.co.uk) – The official Wordpress consultation blog site
- [Walsall Planning 2026: Have Your Say](#) – The official Facebook consultation Page
- [Walsall Planning #Walsall2026](#) – The official Walsall Council Planning Twitter account

The documents and response forms are also available in all Walsall Council Libraries and at the First Stop Shop, Darwall Street.

Your views are really important to us and will be used to inform our proposals for the town centre. Please send us your comments by completing the response form, emailing us or writing to us by Monday 2 November 2015.

**For further information contact us by**  
 Email: [planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk)  
 Telephone: 01922 658020  
 Or calling into the Civic Centre, Darwall Street, Walsall

66015 10/15

#### 4) Area Specific Handout Example

##### Walsall Site Allocation Document – Proposals for Bentley and Darlaston North

The council is inviting comments about three local plan documents that will allocate sites across the borough to meet Walsall's needs for new homes, employment land, open space and other land uses, including gypsy and traveller sites:

- (a) Walsall Site Allocation Document – Preferred Options
- (b) Walsall Town Centre Area Action Plan – Preferred Options
- (c) Preliminary Draft Community Infrastructure Levy Charging Schedule

The three documents can be viewed in full on the Council's web site at [http://cms.walsall.gov.uk/index/environment/planning/planning\\_policy/planning\\_2026.htm](http://cms.walsall.gov.uk/index/environment/planning/planning_policy/planning_2026.htm)

What is proposed in Bentley and Darlaston North?

Land is proposed to be allocated for over 1,000 new homes (many of these already have planning permission), most existing industrial land and open space is to be safeguarded, and some new land for industry is shown. Potential traveller sites have also been identified. However, only one of these, at most, is likely to be taken forward: if a site is not used as a traveller site, it would be allocated for general housing. Each traveller site would have physical space for up to 15 pitches.

Why does the Council need to allocate sites?

The Government expects the council to have an up-to-date plan setting out how it will meet its needs for housing, employment and other kinds of development. In doing this, the Council has a legal responsibility to identify the needs of the travelling community. In the 2011 Census, 300 households stated their origin to be Gypsy or Irish Traveller, although the majority of them live in "bricks and mortar" housing.

How has the need for sites been calculated?

The targets for general housing, employment land and traveller sites are derived from the Black Country Core Strategy, which was adopted by the four local authorities in 2011. These used population and household projections produced by the Government, and local surveys. For Walsall it identified a need for 11,973 general homes and 39 traveller pitches over the period 2006-2026. As at April 2015, over 5,000 of these homes had already been completed and a further 4,000 homes had planning permission. For travellers, we estimate that 28 new traveller pitches remain to be identified by 2026 (a "pitch" is the term for a family unit).

So how many new traveller sites now need to be found?

Several pitches can be grouped together on a "site", but national guidance is that no more than 15 pitches should be together on a single site, to ensure community cohesion.

Why have these sites been chosen?



The site criteria are in the Core Strategy. The criteria for gypsy and traveller sites are based on the distance from services such as schools and shops, to ensure that future residents are able to access these. We have proposed additional requirements that sites should be in locations that would be suitable for general housing. New sites should not lie in the Green Belt or involve the development of existing open space. We have also suggested that former factories and similar vacant land that is no longer needed for its former purpose may meet the criteria.

Many general housing sites might meet the criteria, however most are privately owned. Unless the owner was willing to release such sites, it would not be possible to consider them deliverable. The sites we have proposed lie close to centres and/or have public transport links. The total number of sites we have identified, both for traveller pitches and for general housing, exceed the total we need, because some might not come forward by 2026.

The Council commissioned a survey of potential sites in 2010, but most of them were unsuitable, as they involved sites in the Green Belt or open space. We have therefore widened the search to look at vacant land that the Council is seeking to dispose of, where general housing would be a suitable use if the site was not developed as a traveller site.

How will gypsy and traveller sites be funded?

This will depend on who develops them, in the same way as general housing sites.

No funding for new sites is currently available to the Council, in part because no sites have been allocated or have planning permission. The Government has offered funding to councils in the past. Having sites allocated in the local plan could make it easier for the Council to apply for funding in the future if it wanted to.

Some local authorities have invited housing associations to own and/or manage sites. No such invitation has been made in Walsall, however it might be appropriate since the Council does not own any other housing stock.

Occupiers of a council or housing association site would become tenants and pay rent/ Council tax/ utility bills in the same way as tenants of “bricks and mortar” homes. They would also have the same security of tenure: this is how the Council’s existing site at Willenhall Lane is run.

For private sites, the developer would buy the land and pay the cost of construction in the same way as housebuilders. There are already private sites in Walsall. Some have been built without planning permission but have subsequently been allowed to remain following planning appeals.

How can comments be made?

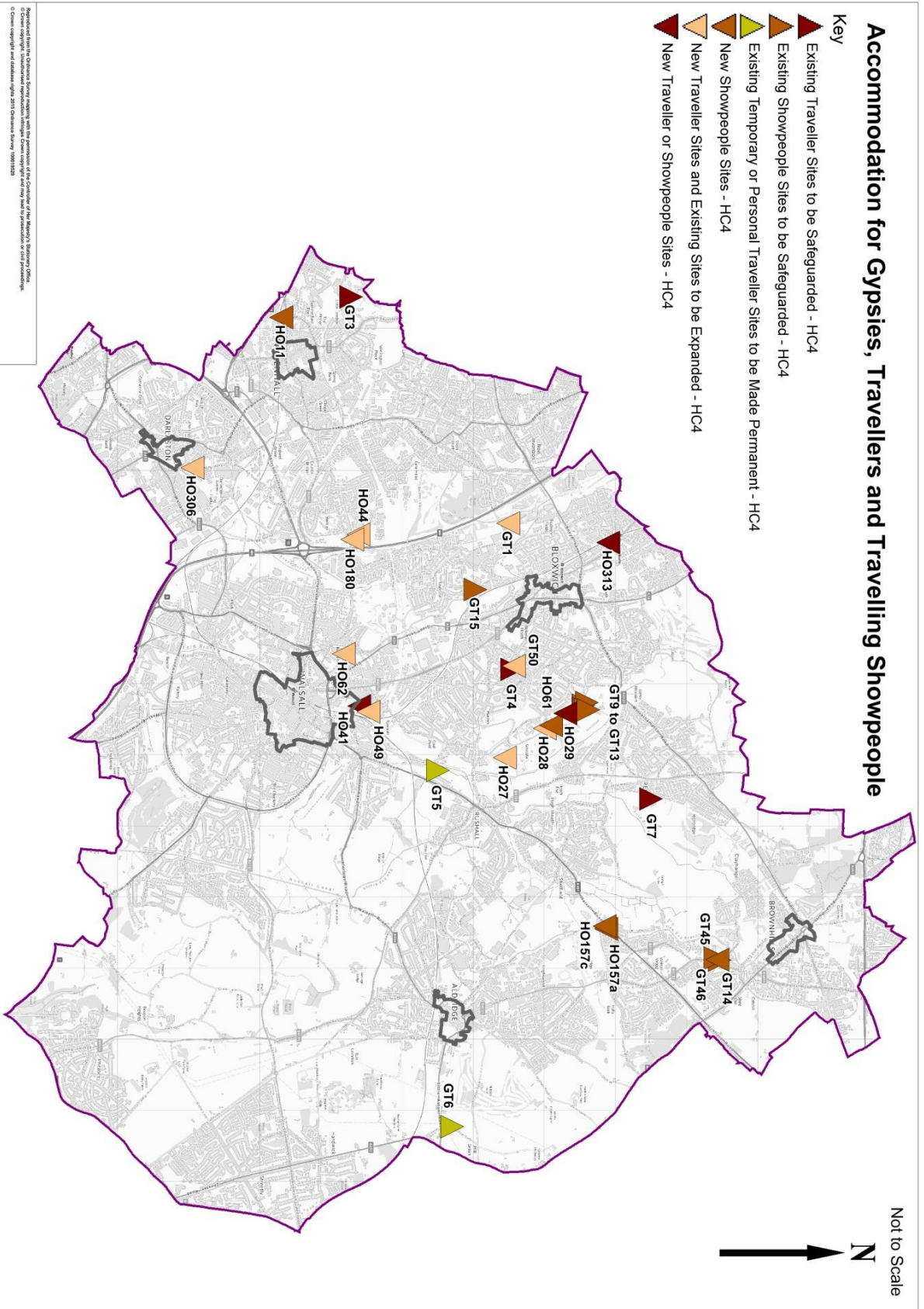
All representations must be made in writing in order to ensure that they are properly recorded. We have provided response forms and further copies can be obtained from our web site at

[http://cms.walsall.gov.uk/index/environment/planning/planning\\_policy/local\\_development\\_framework/site\\_allocation\\_document.htm](http://cms.walsall.gov.uk/index/environment/planning/planning_policy/local_development_framework/site_allocation_document.htm)

Planning Policy Team T 01922 658020 [planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk)

# Accommodation for Gypsies, Travellers and Travelling Showpeople

- Key**
- ▲ Existing Traveller Sites to be Safeguarded - HC4
  - ▲ Existing Showpeople Sites to be Safeguarded - HC4
  - ▲ Existing Temporary or Personal Traveller Sites to be Made Permanent - HC4
  - ▲ New Showpeople Sites - HC4
  - ▲ New Traveller Sites and Existing Sites to be Expanded - HC4
  - ▲ New Traveller or Showpeople Sites - HC4



Not to Scale



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## Location Plans of Potential Gypsy, Traveller and Travelling Showpeople Sites Darlaston North and Bentley

### HO44 and HO180 – Poplar Avenue, Bentley (East of Churchill Road and Kent Road)

These are two adjacent potential general housing sites. Only one of them, at most, would be developed as a traveller site. Site HO180 is privately owned and already has outline planning permission for residential development so is unlikely to be deliverable as a traveller site.



### HO306 – Darlaston Multi-Purpose Centre Site, Land between Victoria Road and Slater Street, Darlaston



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## **Walsall Site Allocation Document**

### **'Have your Say' Response Form**

We want your views on the future of Walsall Borough. This form is to help you to comment on the Site Allocation Document, and on any other relevant published supporting documents or evidence.

**How to complete this form:** We have set out a number of questions in the draft plan that we would like you to answer. You can answer as many or as few questions as you like. You can also make comments on any other part of the plan or supporting evidence and documents. This form is provided as a single box but you can submit further comments on a separate sheet if necessary.

Where possible please submit evidence to support your views. This can range from a personal explanation behind your choice of option, to detailed figures from a piece of published evidence. If you are submitting detailed supporting evidence it would be helpful if you could include the title, author and date of the document(s). Any supporting evidence can be attached to this form or submitted as a separate document.

**How to submit your comments:** Please complete this form and return to the Planning Policy Team by the **2<sup>nd</sup> November 2015**. Any comments received beyond this date might not be taken into account. This form and any other documents you might wish to provide can be sent by email to [planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk) or by post to:

Planning Policy Team

Economy and Environment

Walsall Council

Civic Centre

Darwall Street

Walsall, WS1 1DG

**If you require this form in an alternative format please contact Planning Policy on 01922 658020 or [planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk)**

Please provide your contact details. Unless you request otherwise your name and comments will be published as part of the consultation process, however your address and contact details will not be made publicly available or shared with anyone else and will be protected.

## **Contact Details**

**First Name:**

**Surname:**

**Organisation / Company Name:**

**Address:**

**Postcode:**

**Email Address:**

**Phone Number:**

**Unique ID (where one has previously been provided):**

**Please place an X in the one box that best describes you / your role in responding to this consultation.**

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Duty to co-operate	
Community or other Organisation		Other (please specify in space below)	

**Please state clearly the document you are commenting on and include question numbers, site references and chapter titles where relevant. This will help us to fully take your comments into account. If you have objections to a proposed site allocation please fully explain your reasons and where possible provide alternative options for the Council to consider.**

<b>Document and reference(s) page / question / policy / paragraph</b>
<b>Comments (continue on a separate sheet if necessary)</b>

## About you

It would help us if you could please provide a few details about yourself. The following questions are voluntary and the information is only used internally to help us shape our consultation processes.

1. How old are you in years?  
Prefer not to say
  
2. Do you consider yourself to be disabled as set out under the Equality Act 2010?  
(Please tick one only)  
Yes  
No  
Prefer not to say
  
3. What is your ethnic group? (Please tick one only)  
White British  
White Other  
Mixed or multiple groups  
Asian or Asian British  
Black, African, Caribbean  
or Black British  
Prefer not to say  
Other ethnic group (Please state).....
  
4. What is your sex? (Please tick one only)  
Male  
Female  
Prefer not to say

## 5) Response Form Example

### Walsall Town Centre Area Action Plan

#### 'Have Your Say' Response Form

We want your views on the future of Walsall Borough. This form is to help you to comment on the Walsall Town Centre Area Action Plan, and on any other relevant published supporting documents or evidence. These are available on our website at: [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026)

**How to complete this form:** We have set out a number of questions in the draft plan that we would like you to answer. You can answer as many or as few questions as you like. You can also make comments on any other part of the plan or supporting evidence and documents. This form is provided as a single box but you can submit further comments on a separate sheet if necessary.

Where possible please submit evidence to support your views. This can range from a personal explanation behind your choice of option, to detailed figures from a piece of published evidence. If you are submitting detailed supporting evidence it would be helpful if you could include the title, author and date of the document(s). Any supporting evidence can be attached to this form or submitted as a separate document.

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Walsall Council

Civic Centre

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**If you require this form in an alternative format please contact Planning Policy on 01922 658020 or [planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk)**



Please provide your contact details. Unless you request otherwise your name and comments will be published as part of the consultation process, however your address and contact details will not be made publicly available or shared with anyone else and will be protected.

## **Contact Details**

**First Name:**

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**Organisation / Company Name:**

**Address:**

**Postcode:**

**Email Address:**

**Phone Number:**

**Unique ID (where one has previously been provided):**

**Please place an X in the one box that best describes you / your role in responding to this consultation.**

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Duty to co-operate	
Community or other Organisation		Other (please specify in space below)	

**Please state clearly the document you are commenting on and include question numbers, site references and chapter titles where relevant. This will help us to fully take your comments into account. If you have objections to a proposed site allocation please fully explain your reasons and where possible provide alternative options for the Council to consider.**

<b>Document and reference(s) page / question / policy / paragraph</b>
<b>Comments (continue on a separate sheet if necessary)</b>

## About you

It would help us if you could please provide a few details about yourself. The following questions are voluntary and the information is only used internally to help us shape our consultation processes.

1. How old are you in years?  
Prefer not to say
  
2. Do you consider yourself to be disabled as set out under the Equality Act 2010?  
(Please tick one only)  
Yes  
No  
Prefer not to say
  
3. What is your ethnic group? (Please tick one only)  
White British  
White Other  
Mixed or multiple groups  
Asian or Asian British  
Black, African, Caribbean  
or Black British  
Prefer not to say  
Other ethnic group (Please state).....
  
4. What is your sex? (Please tick one only)  
Male  
Female  
Prefer not to say

## 6) Example of area specific poster/leaflet to promote events

### **PLANNING 2026: HAVE YOUR SAY...** **On the future of Walsall**



Consultation - **Monday 7<sup>th</sup> September to Monday 2<sup>nd</sup> November 2015** on Draft Plans:

- **Site Allocation Document** – allocation of sites for homes and jobs across Walsall and protection of environment.
- **Walsall Town Centre Area Action Plan** – provide sites for retail, office and leisure investment and environmental & transport improvements.
- **Community Infrastructure Levy** – introduction of charges on some forms of new development to fund infrastructure such as roads and open space.

#### **How to get involved:**

View the plans at [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026), in the First Stop Shop or at your local library.

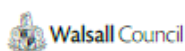
Send us your comments using the response form online, emailing us at [planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk) or writing to the Planning Policy Team, Walsall Council, Darwall Street, Walsall WS1 1DG.

Join the online discussions on our Blog – [www.walsallplanning2026.co.uk](http://www.walsallplanning2026.co.uk), Facebook Page – Walsall Planning 2026 or Twitter – Walsall Planning.

Attend an event - see [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026) for calendar of events.

**Your nearest local event is: Thursday 1st October 7pm - 8.30pm, Blakenall Village Centre, Thames Road, WS3 1LZ. Venue has limited space so please contact the Council to register attendance. More events will be arranged if necessary.**

Please contact us with any questions or ideas for consultation by email [planningpolicy@walsall.gov.uk](mailto:planningpolicy@walsall.gov.uk) or by phoning **01922 658020**



## 7) Press Release Example

# Wanted: your views on future homes and jobs

By Dan Newbould  
News Reporter

A CONSULTATION is under way to gauge the people of Walsall's thoughts on future development sites and proposed improvements for Walsall Town Centre.

The eight-week exercise to consult Walsall residents started on Monday (September 7) and closes on Monday, November 2 at 5pm.

Walsall Council's draft Site Allocations Document identifies potential sites for more than 4,000 new homes and thousands of jobs as well as for other uses across the borough.

Council bosses are also inviting comments on the proposed improvements for Walsall Town Centre under its Area Action Plan, as well as proposals for the Community Infrastructure Levy which, if introduced, would provide resources to maintain and improve infrastructure such as open space.

Councillor Adrian Andrew, deputy leader for Walsall Council, said: "We're keen to hear what local people have to say about our proposals.

"This consultation is an important stage in finalising our strategy,



Deputy Walsall Council leader Cllr Adrian Andrew is inviting residents to give their views.

which we look forward to implementing over the years to come.

"I would urge everyone who lives, works or visits Walsall on a regular basis to take this opportunity to review the Draft Site Allocations Document and have their say about future development sites within the borough."

During the eight weeks, the council's planning team will be out and about at venues and locations across the borough.

Details will be made available on the council's website as events and exhibitions are confirmed. There will also be a drop-in event at Walsall Council house on Friday, October 9 at 2-4pm and 5-7pm.

"These documents are key to shaping the future of Walsall and will guide and support economic

growth, whilst protecting and enhancing the town's important assets," said Cllr Andrew.

"We recognise there has already been a lot of public comment, but the council needs to receive written responses during the consultation period so we can take as many views as possible into account.

"A lot of the issues are not new but this is the process to put them in a formal plan. Many of the suggestions should not come as a surprise, but where the council is looking at new sites this is everyone's chance to comment."

To view the consultation documents and have your say go to [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026), read the blog at [www.walsallplanning2026.co.uk](http://www.walsallplanning2026.co.uk), visit the Facebook page Walsall Planning 2026 or the Twitter page @wmbc\_planning using the hashtag #Walsall2026

Hard copies of the documents will be available at the council's First Stop Shop in Darwall Street and in Walsall libraries for those without access to the internet.



## 8) Example of presentation slides for area specific events

22/03/2016

Jobs  
Environment  
Homes  
Planning 2026

Walsall  
Authority 2016

Walsall's Local Plan Consultation  
Mill Street  
30 October 2015

Walsall Council

### What is this event about?

1. Information about 3 draft local plan documents
2. Why we are preparing them
3. The process
4. Proposals for the Mill Street Area
5. How you can make representations
6. Opportunity to ask questions

Walsall Council

www.walsall.gov.uk

### Consultation about 3 Documents

**Site Allocation Document (SAD)**  
- Proposals for sites across the borough (outside town & district centres)

**Walsall Town Centre Area Action Plan (AAP)**  
- Detailed proposals for the Town Centre

**Community Infrastructure Levy Charging Schedule (CIL)**  
- Funding for infrastructure

Walsall Council

www.walsall.gov.uk

### What are these documents for? #1

**SAD and AAP** will form part of local plan

- Basis of decisions on planning applications and other related matters
- Demonstrate sufficient land to meet our needs for housing, industry, traveller sites and other uses
- Safeguarding open space & other assets
- Failure to have sufficient land could lead to "planning by appeal"

Walsall Council

www.walsall.gov.uk

### What are these documents for? #2

**CIL** will fund some infrastructure

- Open Space Improvements
- Transport Investment
- Community Infrastructure

- CIL will replace most Section 106 contributions
- CIL will be paid by developers
- Proposal that housing and retail developers will pay

Walsall Council

www.walsall.gov.uk

### Preparation Process – SAD and AAP (CIL Schedule is being prepared in parallel)

Stage	Date
Issues and Options Public Consultation	April - June 2013 - 6 weeks consultation
Cabinet	July 2013
Preferred Options Public Consultation (including draft plans)	7 September – 2 November 2013 - 8 weeks
Cabinet (if no further evidence / consultation required)	January 2014
Publication (final draft plan) Public Consultation	February 2014 - 6 weeks consultation (might be extended)
Council Approval for Submission	June 2014
Submission to Secretary of State	July 2014
Examination (by Planning Inspector)	Autumn 2014
Adoption (by Council)	End 2014

Walsall Council

www.walsall.gov.uk

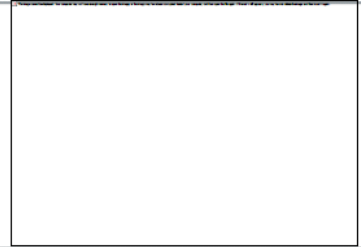
**The Consultation 7 September - 2 November**

- Council website: [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026)
- Copies of Draft Plan documents in Libraries & First Stop Shop
- Site Allocation Document
  - Preferred Options Document
  - Draft Policies Map
  - Technical Appendices
  - Response Form



Walsall Council [www.walsall.gov.uk](http://www.walsall.gov.uk)

**SAD Draft Policies Map**



Walsall Council [www.walsall.gov.uk](http://www.walsall.gov.uk)

**Where do the numbers come from?**


Black Country Core Strategy adopted by Council in 2011

**For Walsall Borough:**

- 611 ha of employment land by 2026
- **11,973** new homes 2006-2026  
(5,900 of these complete or under construction by April 2015, and a further 4,000 had planning permission)
- **39** New Traveller Pitches by 2018 (plus 10-12 Transit Pitches across Black Country)  
(now estimate 28 needed, and by 2026)
- **35** New Showpeople Plots by 2018  
(now estimate 30 by 2026)

Walsall Council [www.walsall.gov.uk](http://www.walsall.gov.uk)

**Mill Street Area**



Walsall Council [www.walsall.gov.uk](http://www.walsall.gov.uk)

**Mill Street Area**

**Housing**

Over 700 “bricks and mortar” new homes  
(plus other small sites and potential for 300+ homes on “consider for release” employment land)

**Open Space**

Existing open space to be protected  
(plus new linear walkway along former railway cutting)

**Jobs**

13ha employment land to be safeguarded  
Some sites to be considered for release (for housing)

Walsall Council [www.walsall.gov.uk](http://www.walsall.gov.uk)

**Mill Street Area**

**Gypsies, Travellers and Showpeople**

Gypsies – “Romanies” originally from Indian sub-continent but in England for 500+ years

Irish Travellers – in England since 1800’s

Showpeople – Not ethnic group but business people: over half West Midlands community live in Walsall

2011 Census: 300 households (out of 110,000 households in whole borough) were Gypsies or Travellers

Most live in “bricks and mortar” houses but some in caravans/ mobile homes

- 37 existing traveller pitches in borough
- 65 existing showpeople plots

Walsall Council [www.walsall.gov.uk](http://www.walsall.gov.uk)

### New G&T / TS Site Criteria (draft Policy HC4)

**Gypsies and traveller permanent residential pitches**

- The site should be in a location that would be suitable for general housing in accordance with other policies of the SLD, the BCZ and the UDP, save in so far as the site should not be in the former built areas for safeguarded existing sites) or be prone to flooding, poor air quality or excessive noise levels from surrounding traffic or industry.
- The site should be suitable as a place to live, particularly with regard to health and safety, and the development should be designed to provide adequate levels of privacy and amenity for both occupants and neighbouring sites.
- The site should be used in accordance with the residential use as set out in BCZ Policy HO22.
- The site should be located and designed to facilitate integration with neighbouring communities.
- The site should be suitable to allow for the planned number of pitches, an amenity block, a play area, access roads, parking and an area set aside for work purposes where appropriate.
- The site is served or capable of being served by a adequate on-site services for water supply, power, drainage, refuse and waste disposal (storage and collection).
- Home facilities and similar sites that were formerly used for employment purposes but which are no longer required for this may be particularly suitable for traveller sites that are to include an area for work or storage purposes.

**Travelling showpeople plots**

- The site should be in a location that would be suitable for general housing in accordance with other policies of the SLD, the BCZ and the UDP, save in so far as the site should not be in the former built areas for safeguarded existing sites) or be prone to flooding, poor air quality or excessive noise levels from surrounding traffic or industry.
- The site should be suitable as a place to live, particularly with regard to health and safety, and the development should be designed to provide adequate levels of privacy and amenity for both occupants and neighbouring sites.
- The site should be used in accordance with the residential use as set out in BCZ Policy HO22.
- The site should be located and designed to facilitate integration with neighbouring communities.
- The site should be suitable to allow for the planned number of plots, an amenity block, a play area, access roads, parking and an area set aside for work purposes where appropriate, including sufficient level space for outdoor storage and maintenance of equipment.
- The site is served or capable of being served by a adequate on-site services for water supply, power, drainage, refuse and waste disposal (storage and collection).
- Home facilities and similar sites that were formerly used for employment purposes but which are no longer required for this may be particularly suitable for showpeople sites that are to include an area for work or storage purposes.

Walsall Council [www.walsall.gov.uk](http://www.walsall.gov.uk)

### Existing & potential G&T / TS sites across Walsall

Walsall Council [www.walsall.gov.uk](http://www.walsall.gov.uk)

### Gypsies, Travellers and Showpeople

- 16 potential new sites identified across Walsall
- Not all likely to be needed
- Total capacity of sites would be 100+ pitches
- Only 28 traveller pitches & 30 showpeople plots required
- 3 potential sites identified in Mill Street & Birchills
  - Former Metal Casements, Birchills (HO62) (up to 15 pitches)
  - Hatherton Liberal Club & Mill Street Scrap Yard (HO41) (up to 10 pitches)
  - Land East of Mill Street (HO49) (up to 5 pitches)
- Mix of Council and Private Ownership

Walsall Council [www.walsall.gov.uk](http://www.walsall.gov.uk)

### Former Metal Casements, Birchills, Walsall (HO62)

Walsall Council [www.walsall.gov.uk](http://www.walsall.gov.uk)

### Hatherton Liberal Club and Mill Street Scrap Yard (HO41) and Land East of Mill Street (HO49)

Walsall Council [www.walsall.gov.uk](http://www.walsall.gov.uk)

### Hatherton Liberal Club and Mill Street Scrap Yard (HO41) and Land East of Mill Street (HO49)

**HO41: Privately owned**

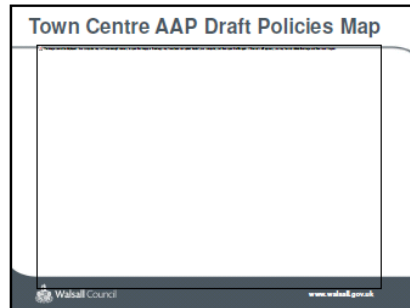
- **Hatherton Liberal Club**
  - Planning applications for residential development refused on design grounds
- **Former Scrapyard**
  - Outline planning permission for residential development lapsed in 2009

**HO49: Council owned (subject to lease)**

- 2 year temporary planning permission for car park granted in 2009 but expired in 2011

Walsall Council [www.walsall.gov.uk](http://www.walsall.gov.uk)





### Issues: Walsall Town Centre AAP

1. Need to protect existing shopping, growth projected to be relatively modest (6,000 sq.m. gross for comparison goods by 2026).
2. Need to make more of centre as a focus for offices (73,000sq.m. by 2026).
3. Importance of leisure and culture and quality of environment.
4. Support with transport improvements, including car parking.

Mill Street/ Portland Street key area of change on edge of town centre

Walsall Council  
www.walsall.gov.uk

### How can you comment?

1. We need to use representations as evidence.
2. Say what you think, but give reasons and, perhaps suggest issues to explore / sites to consider.
3. Please comment in writing. Easiest to use response form (and email). **Responses must be received by 5pm Monday 2 November**
4. What you say will be published (within reason), with your name (but contact details for private individuals will be kept private).
5. The council will have to "have regard to" representations and at the next stage will publish a schedule with responses.
6. Might end up at Examination in Public!

Walsall Council  
www.walsall.gov.uk

### Any Questions?

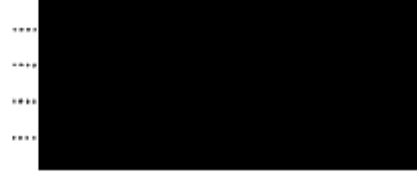
**For Further Information**  
Planning Policy Team, Planning and Building Control, Economy and Environment Directorate, Civic Centre, Darwall Street, Walsall WS1 1DG  
– Telephone: (01922) 658020  
– Email: [PlanningPolicy@walsall.gov.uk](mailto:PlanningPolicy@walsall.gov.uk)  
The consultation is at [www.walsall.gov.uk/planning\\_2026](http://www.walsall.gov.uk/planning_2026)

Walsall Council  
www.walsall.gov.uk

## Appendix 3 – Standardised Consultation Response Letter

Walsall Metropolitan Borough Council  
Planning Department  
The Civic Centre  
Darwall Street  
Walsall WS1 1TP

HOME ADDRESS



October 2015

Dear Sir/Madam

**Formal Objection against proposal to accommodate Gypsies, Travellers and Travelling Showpeople on land in Poplar Avenue Bentley/Kent Road (Refce HO44/HO180)**

I am a local resident and wish to register my objection to the above proposal. My objections are mainly based on the fact that the proposed site and the (lack of) provision of local services and amenities mean that the proposal falls significantly short of meeting Government advice from the Department for Communities and Local Government (DCLG (2008)) "Designing Gypsy and Traveller Sites Good Practice guide".

References in this objection are to that Good Practice Guide. In particular –

1. Paragraph 3.1 states "Selecting the right location for a site is a **key element in supporting good community relations and maximising its success. As with any other form of housing, poorly located sites, with no easy access to major roads or public transport services, will have a detrimental effect on the ability of residents to:**

- Seek or retain employment
- Attend school, further education or training
- Obtain access to health services and shopping facilities"

For a variety of reasons detailed below the proposed location does not support "good community relations" and "will have a detrimental effect on residents".

The proposed site is in an area of high deprivation with high unemployment, "full schools", poor health outcomes and poor access to GPs, dentists and other local health services. There are no significant businesses in the immediate area and the surrounding areas already have higher than average levels of unemployment. Consequently there are clear **detrimental effects** on the ability of the traveler community to seek employment, access schools and access health services.

2. Paragraph 3.4 states "Office of the Deputy Prime Minister (now Communities and Local Government) Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites provides advice on site location and selection. It identifies **factors which are important for the sustainability of a site, for instance:**

- a. Means of access, availability of transport modes and distances from services
- b. Promotion of integrated co-existence between the site and local community
- c. Easy access to General Practitioner and other health services
- d. Near to a bus route, shops and schools
- e. Ground conditions and levels of land
- f. Not locating sites in areas of high flooding risk (for medium and low risk areas see paras 3.21–3.23).

- a. The means of access is **horrendous** and poses **significant safety risks** to local children, the local community and the traveler community. It is on a very busy main road (Churchill Road) immediately opposite a school for children with moderate **learning difficulties**. This part of Churchill Road already experiences **tailbacks of 200+ metres between 8am-10am and 3pm -6pm** extending from the Bloxwich Road traffic lights extending beyond all three sets of traffic calming measures (i.e. 2 mini

islands and 1 set of bollards). In addition to the congestion of coaches, mini buses and parents & teachers vehicles from Jane Lane School it is also the main thoroughfare between the Wolverhampton Road and Bloxwich Road and is used by heavy lorries and vehicles attempting to avoid congestion at the M6 Junction 10 and Black Country Route. Additionally it is a major bus route with two bus stops adjacent to and opposite the school.

- b. There is already poor and restricted access to GP services for the local community with long lead times and little opportunity to change GP. This will be made **significantly worse** by the additional numbers from the traveller community.
- c. In view of the reaction by the community to the announcement of the proposed site there is **no prospect of co-existence between communities**.
- e. The proposed site is uneven with high mounds, bushes and trees, without access to services (gas, electric, sewer, water). The costs of site levelling and preparation and the costs of the provision of services, (to be met by the taxpayer) will be significant and compared to other proposed sites will be expensive and not represent good value for money to the taxpayer. It is close to a motorway, a busy T Junction and is on a very busy congested road directly opposite a school for children with moderate learning difficulties. Local information suggests that the proposed site was previously used for landfill and additional costs would need to be incurred in clearing and preparing the site.

With all of that in mind it is difficult to envisage a **less suitable** location for the proposed site as several of the "important factors" are clearly not met.

3. Paragraph 3.8 states "Consideration **must** be given to the relationship of sites to the surrounding community. For this purpose it is **important to ensure** that proposals to develop a site link in with other broader strategies in place for improving community cohesion and be regarded as a key issue within them".

At public meetings, letters such as this and through local public anger the community have clearly demonstrated their opposition to this proposal. The community of Bentley is by and large Bentley born and bred and houses several generations of the same family. Despite its deprived status the community is friendly and generally "looks after each other". There is a true community spirit and residents demonstrate pride in the area. There is no evidence that the imposition of travellers (or indeed any other community) into an area such as Bentley links with broader strategies for Bentley nor is there any evidence that a site will improve community cohesion. Indeed all of the evidence and the community's angry response to the proposal suggest that community cohesion will be **adversely affected** and that years of excellent work within the community will be lost and wasted forever.

The "surrounding community" is largely elderly people or young families already struggling financially and living in an area of high deprivation with low income, poor health outcomes and poor or no access to local services. Consequently the "relationship of the site to the surrounding community" could **not** be **less favourable**.

4. Paragraph 3.9 states "The site **must** be sustainable, offering scope to manage an **integrated coexistence with the local community**. This will include consideration of noise and possible disturbance to Gypsy and Travellers living on the site, and possible noise and disturbance to the wider community, in **particular from movement of Gypsy and Traveller vehicles**".

The anger, upset and fears of the community demonstrate there is no prospect of integrated co-existence. There is a long history of noise, disturbance, increased **anti social behavior and increased crime and fear of crime from traveller communities in Bentley**. The community is already in fear and subject to anti social behavior and crime and the community have clearly indicated at public meetings and discussions that these fears will be significantly increased by the "imposition" of the traveller community.

See 2a above re the further disturbance and safety risks as a result of **movement of gypsy and traveller vehicles** (particularly in view of their size and length of vehicles – Paragraph 4.17 of the good practice guide states "Account

*needs to be taken of a more recent tendency for members of the Gypsy and Traveller communities to favour the use of a mobile home in place of the traditional caravan, and some mobile homes could be up to around 25 metres in length). Such movement of large vehicles would have a further significant impact on the congestion in the area, add to existing 200 metre (+) long tailbacks and be a significant accident and safety hazard to the local and traveller communities as well as vehicle users.*

*5. Paragraph 3.13 states "It is essential that sites are provided with access to mains water, electricity supply, drainage, and sanitation."*

See 2e above. None of these services are currently on site and the additional costs (compared to other proposed sites) borne by the taxpayer represent poor value for money and an inappropriate use of public funds particularly in such austere times when the Council have recently consulted with the public on areas to save public monies.

*6. Paragraph 3.18 states "When considering sites adjacent to main roads, flyovers and railway lines, careful regard must be given to:*

- The health and safety of children and others who will live on the site; and*
- The greater noise transference through the walls of trailers and caravans than through the walls of conventional housing, and the need for design measures (for instance noise barriers) to abate the impact on quality of life and health.*

See 2a above as relevant here. In particular the safety of children so close to an exceptionally busy and congested road is of **paramount importance and concern**. The local community already observes numerous "near misses" and safety will be significantly compromised.

*7. Paragraph 4.1 states "Sites should be developed in accordance with existing planning policies and designations, with particular regard made to:*

- Convenience for residents*
- Safety for residents*
- Visual and acoustic privacy – both for people living on the site and those living nearby*
- Aesthetic compatibility with the local environment*
- Scope for social integration with the local community. "*

Comments at 2, 3, 4 and 5 above are all relevant here.

*8. Paragraph 4.17 states " In designing the layout of a site enough space must be provided to permit the easy manoeuvrability of resident's own living accommodation both to the site and subsequently on to a pitch. Account needs to be taken of a more recent tendency for members of the Gypsy and Traveller communities to favour the use of a mobile home in place of the traditional caravan, and some mobile homes could be up to around 25 metres in length.*

See 2a and 4 above.

*9. Paragraph 4.24 states "It is essential that consultation with local fire and rescue service officers take place at a very early stage of designing a site. Some authorities are reported to differ in advice as to a minimum turning and reversing requirements of emergency vehicles in confined spaces for example, which may impact on the number of pitches permitted. Subject to this, general good practice from recognised sources is outlined in the paragraphs below which can be used as a starting point prior to discussions with local emergency services.*

The local community has not been made aware of any consultation with the emergency services. It is clear from 2a and 4 above that access of the emergency services to the proposed site during the "peak times" (8am-10am & 3pm-6pm) will be near impossible and would further compromise safety and successful health and safety outcomes.

10. Paragraph 4.25 states " In designing a site, **all routes for vehicles on the site, and for access to the site, must allow easy access for emergency vehicles and safe places for turning vehicles**".

See 2a and 4 above.

11. Paragraph 4.29 states "To increase potential access points for emergency vehicles, **more than one access route into the site is recommended**."

See 2 a and 4 above.

Additionally.....

12. The proposed site is the only area of open green space in Bentley available to the community 24/7 , 365 days a year. It is widely used by the community as a meeting place, play area for local children, picnics, walking and dog walking. There is no other comparable site available to the Bentley Community. The use of the site plays an important part role in the children and people of Bentley taking exercise and enhancing their lives. It plays a major role in improving their health and wellbeing and is consistent with the Councils Health and Wellbeing strategy. The loss of the use of such a facility is **entirely detrimental** to the success of the **Health and Wellbeing strategy**.

It is vital in an area of high deprivation, low income, high obesity (particularly child obesity) and poor health outcomes that all possible steps are taken to preserve and indeed enhance opportunities available to the local community. Loss of such an asset would have a significant and disproportionate negative impact on the health and wellbeing of local people and be entirely contrary to existing Council policies and strategies (e.g. green space, health and wellbeing).

13. The loss of the site would mean the loss of a valuable and well used asset available to the community for 30 years or more.

14. Finally, based on the locations of existing and proposed sites the spread of sites across the Borough is disproportionately and unevenly spread. The areas bordering Bentley (e.g. Bloxwich, Willenhall) already has traveller communities and with several other proposed sites in these areas (as well as Bentley and Darlaston) this part of the Borough will have a disproportionate share both in terms of numbers of sites and pitches available. This is inappropriate and unfair to those communities when other parts of the Borough have no existing or proposed sites e.g. Rushall, Aldridge, Pleck, Sheffield, Park Hall, Streetly, Pheasey Park and Walsall Wood.

This will lead to further disparities across areas of the Borough and widen existing gaps (e.g. deprivation, health outcomes, and low income) which will lead to less community cohesion across the Borough.

Yours Faithfully



## Appendix 4 - Walsall's Local Plans – Comments by Walsall Health & Wellbeing Board

	Issue H&WB 7 September 2015	Initial Planning Officer Response	H&WB 22 October 2015 – more detailed discussion on issues raised on 7 September (column 1 and response in column 2); and additional points - together forming the <b>HEALTH AND WELLBEING BOARD REPRESENTATIONS.</b>
1.	Try to ensure that children don't have to travel too far to access schools and facilities.	The plans are seeking to apply the provisions of the Black Country Core Strategy (BCCS) which promotes development in accessible locations. The consultation on the plans should enable education and other service providers to identify where new provision might be needed. It is not possible to control school admission policies through planning.	<p>The Board:</p> <ul style="list-style-type: none"> <li>Accepted the analysis of the issues.</li> <li>Offered to work with Planning and with Education to identify how housing developments and educational needs can be linked.</li> </ul>
2.	Open spaces should be protected and maintained to benefit the health of residents.	The SAD in particular identifies open spaces for protection and encourages linking them together (including through Greenways). CIL should help provide some resources for the maintenance and improvement of open space.	<p>The Board:</p> <ul style="list-style-type: none"> <li>Supported the protection of open spaces - as the ability for people to use open spaces is important for physical and emotional well-being.</li> <li>Noted that the borough has large areas of 'green' but that not all of these are publicly accessible and that access to open space varies across the borough.</li> <li>Recognised that the public sector resources for open space are limited. However, new housing developments should have access to open space and, if necessary provide open space and/or contribute towards its maintenance and/or improvement.</li> <li>Supported proposals to link open spaces together (including via 'Greenways') as this can encourage people to use them and should help promote walking and cycling.</li> <li>Supported the use of CIL to maintain and enhance open spaces.</li> </ul>
3.	Air pollution (especially from traffic, including on the M6) is an important concern.	Areas of poor air quality have been taken into account in the allocation of sites. The plans take an approach that seeks to maximise accessible by a choice of means of transport. These might have the effect of increasing development within already congested urban areas, but the alternative	<p>The Board:</p> <ul style="list-style-type: none"> <li>Recognised the Core Strategy policy framework that enables pollution issues to be taken into account.</li> <li>Supported the approach whereby 'sensitive receptors' such as housing, schools and health facilities are not exposed to pollution (and/or where pollution is mitigated).</li> </ul>

		would lead to more car travel, probably placing more traffic on existing routes. The Council intends to report proposals for a Supplementary Planning Document on air quality mitigation to its Cabinet, but there is a need to consider the Government's recent consultation on air quality.	<ul style="list-style-type: none"> <li>Whilst not identifying specific locations at this stage, where there might be problems or conflicts, asks officers to continue to liaise where issues might arise.</li> <li>Separately, will look forward to seeing work on the proposed Supplementary Planning Document</li> </ul>
4.	Need to consider need for an access to health provision (e.g. GP services) when planning for new housing.	Consultation on a plan showing the distribution of proposed housing growth should enable service providers to identify where new facilities will be needed.	<p>The Board:</p> <ul style="list-style-type: none"> <li>Supported Public Health officers working with planning officers to identify locations where there might be needs for new / expanded health facilities. Palfrey was identified as an area that should be considered.</li> </ul>
5.	Need to plan, including with Education and with housing providers, for people living longer.	The strategy to promote development in accessible locations should support this. See also below.	<p>The Board:</p> <ul style="list-style-type: none"> <li>Recognised that some of the issues cannot be directly addressed through Site Allocations and other development plans. However, the approach to the locations for different uses – developed from the Black Country Core Strategy - is supported (to maximise accessibility be a choice of means of transport and make facilities as conveniently accessible as possible).</li> <li>Supported the offer from the Director of Public Health to provide appropriate support in the use of modelling techniques to plan for accessibility. This should support not only the progress of the plans but also be useful in decisions on planning applications and on the council's and partners' proposals.</li> </ul>
6.	Need to reflect health and social care needs. These include for more people (who might need care) to remain in their own homes. The types of housing and the access standards used should provide for this.	Particular standards for access are matters for the Building Regulations and for housing providers. In general it would be difficult to propose a site for a particular type of housing (say housing for elderly people) and then resist a different type of housing (say market housing for families) if / when an application was submitted. However, officers would be happy to discuss: - available evidence	<p>The Board:</p> <ul style="list-style-type: none"> <li>Recognised the issues regarding the framing of an appropriate policy that would seek to meet social care needs whilst retaining flexibility. The Board supported the approach put forward in terms of: <ul style="list-style-type: none"> <li>- available evidence</li> <li>- particular locations</li> </ul> </li> </ul>



		<ul style="list-style-type: none"> <li>- particular locations</li> <li>- how a policy might be framed to say that particular sites should be for particular types of housing unless it can be demonstrated why that should not be the case.</li> </ul>	<p>- How a policy might be framed to say that particular sites should be for particular types of housing unless it can be demonstrated why that should not be the case.</p> <p>And that Public Health officers will liaise with Planning officers to seek to incorporate such an approach into the plans.</p>
7.	There is a need to provide for sheltered accommodation rather than for care homes. The evidence shows that care homes are being promoted to meet needs arising outside the borough.	The issues are similar to those identified above. Officers are aware that some evidence exists, but would welcome discussion on how this might be applied.	The Board supported the approach put forward – as (6) above.
8.	Overcrowding in multiple-occupancy housing should be avoided.	The extent to which Planning can address this is limited. The Government is imposing the view that more house building should provide the solution to this problem.	<p>The Board</p> <ul style="list-style-type: none"> <li>• Acknowledged the issues and limitations. The Board supported the allocation of sites with the capacity to meet the borough's housing needs.</li> </ul> <p><i>(Note: The Board was concerned that the Housing and Planning Bill might raise serious issues for Walsall and noted the Councils intention to work with other councils and relevant bodies to minimise potential adverse effects and maximise any possible benefits)</i></p>
9.	Support proposals to promote the use of public transport, including the promotion of rapid transit on rail formations.	This reflects the strategy of the BCCS. Plans for health care and other facilities should reflect this approach.	<p>The Board</p> <ul style="list-style-type: none"> <li>• Restated its support for policies and proposals to promote the use of public transport, including the promotion of rapid transit on rail formations.</li> <li>• Supported the provision of facilities in accessible locations, such as in Walsall town centre and the district and local centres; and that facilities should be of a scale and kind appropriate to the catchment they serve, so that for example, borough-wide facilities (such as the NHS Walk-in Centre) should be located within the centre of Walsall.</li> </ul>
10.	What about an 'inner circle route'?	There are not the resources for major new transport infrastructure in the foreseeable future.	The Board accepted the response from Planning Officers

11.	Should maintain strong links between Walsall and surrounding areas.	The plans reflect this in the strategy of the BCCS and it is also reflected in the strategies of adjoining authorities.	See '9' above.
12.	The Clinical Commissioning Group, should be consulted.	The CCG has been consulted.	The Board noted the response from Planning Officers
13.	Consultation should include Area Partnerships, which should be brought together with Health Partnerships.	Area Partnerships and Panels have been consulted. In most / all cases the meetings have included members / officers concerned with health issues.	The Board noted the response from Planning Officers.
14.			<p>The Board</p> <ul style="list-style-type: none"> <li>• Welcomed that a Health Impact Assessment was included in the Sustainability Appraisal work for the Plans.</li> </ul> <p><i>(Note: Public Health officers offered to liaise with Planning officers (and others) to identify a protocol for how HIA might appropriately be undertaken for future planning and development decisions that could have significant health implications).</i></p>
15.			<p>The Board</p> <ul style="list-style-type: none"> <li>• Recognised the importance of providing for industrial development to support the borough's economy and provide jobs and considered that such developments should be accessible to the inner areas so as to maximise opportunities for those who might otherwise be most deprived, However, it was also considered to be important to ensure that industry is located and designed so as to minimise the effects of pollution, noise, traffic, etc. on local residents.</li> </ul>



## **Appendix 5**

**A list of who was notified of the Issues and Options (I&O) Consultation Stage**

**and**

**A list of who was notified of the Preferred Option (PO) Stage in addition to the I&O Contacts.**

<b>Company Name</b>	<b>First Name</b>	<b>Last Name</b>	<b>Contact Type</b>
Redrow	Wynne	Thomas	Developer or Investor
Bellway Homes, West Midlands	John	Clark	Developer or Investor
Persimmons Homes (West Midlands) Ltd	Victoria	Epplestone	Developer or Investor
Utopia Clubs Ltd	Graham	Pinches	Landowner
Tesco Stores Limited	Tony	Fletcher	Developer or Investor
WSP Development and Transportation	Tom	Thornley	Developer or Investor
Urban Splash	Steve	Sanham	Developer or Investor
Service Birmingham	Steve	Somerfield	Developer or Investor
Bovis Homes Ltd	Stephen	Baines	Developer or Investor
Redrow Homes Ltd	Sian	Griffiths	Developer or Investor
London and Cambridge Properties	Steve	Carlin	Landowner
Walsall Hospital NHS Trust	David	Lawson	Developer or Investor
	Sam	Wall	Developer or Investor
West Register (Realisations) Ltd	Robin	Dixon	Developer or Investor
Goold Estates	Roberto	Hita	Developer or Investor
Cranford Developments	Robert	Oakley	Developer or Investor
MarCity Developments	Rob	Johnson	Developer or Investor
Threadneedle Property Investments	Rob	Flavelle	Developer or Investor
Countrywide Property Holdings	Richard	Hickman	Developer or Investor
Caparo	Richard	Viggers	Developer or Investor
Bellway Homes, West Midlands	Richard	Stevenson	Developer or Investor
Mountcity Investments Limited	Richard	Norgrove	Developer or Investor
Redrow Homes Ltd	Ray	Walker	Developer or Investor
Lovell Partnerships Ltd	Ray	Walbancke	Developer or Investor
Gora Developments	Raj	Kumar	Developer or Investor
Marstons	Rachel	Newnes	Developer or Investor
West Midlands Police	Robert	Graves	Developer or Investor
David Wilson Estates Land and Planning	Dave	Martin	Developer or Investor

Shaylor Developments	Phil	Farnworth	Developer or Investor
Aston Hotels	Paresh	Kotecha	Developer or Investor
Niken Construction	Nick	Plant	Developer or Investor
Morrison Construction	Neus	Garriock	Developer or Investor
The Retail Group	Mike	Evans	Developer or Investor
London and Cambridge Properties	Jackie	Whatmore	Developer or Investor
Tesco Stores Limited	Matthew	Cloke	Developer or Investor
Shaylor Developments	Martin	Baxter	Developer or Investor
MarCity Developments	Mark	Horsley	Developer or Investor
Linford Group	Mark	Brookes	Developer or Investor
Barratt West Midlands	Wynne	Thomas	Developer or Investor
Centro	Maria-Pilar	Machancoses	Developer or Investor
MarCity Developments	Tony	Ryan	Developer or Investor
Bullock Construction Ltd	Richard	Madeley	Developer or Investor
Redrow Homes Ltd	Lee	Perry	Developer or Investor
London and Cambridge Properties	K	Yates	Developer or Investor
Watmos Community Homes	Kul	Bains	Developer or Investor
Debenhams	Kevin	Walsh	Business
Spring Urban Regeneration	Keith	Fenwick	Developer or Investor
Fisher German (on behalf of Wyrley Estate)	Kay	Davies	Planning Agent or Consultant
Goold Estates Ltd	Katrina	Stocks	Developer or Investor
Asda	Judi	Scholey	Business
London and Cambridge Properties	Jo	Salmon	Developer or Investor
Barratt West Midlands	Jon	Rowson	Developer or Investor
The Accord Group	John	Bedford	Developer or Investor
Goold Estates	Jenny	Preston	Developer or Investor
West Midlands Police	John	Marsh	Developer or Investor
Mercian Housing Association Ltd (Circle Housing)	Sir/Madam		Developer or Investor
Centro	Helen	Davies	Public agency / organisation

Urban Splash	Guy	Jackson	Developer or Investor
Countryside Properties Plc	Sir/Madam		Developer or Investor
Friel Homes LTD	Gary	Jones	Developer or Investor
eTDE Contracting	Eifion	Jones	Developer or Investor
Persimmons Homes (West Midlands) Ltd	Dominic	Harman	Developer or Investor
Goold Estates	Dominic	Goold	Developer or Investor
David Wilson Partnership	Sir/Madam		Developer or Investor
Amber Infrastructure	David	Jones	Developer or Investor
Aldridge Prime Ltd	David	Hill	Developer or Investor
Persimmons Homes (West Midlands) Ltd	Tim	Brickley	Developer or Investor
Persimmons Homes (West Midlands) Ltd	Daniel	Le Neveu	Developer or Investor
Accord Housing	Sir/Madam		Developer or Investor
Sainsbury's	Christian	Wakelin	Developer or Investor
Ashmore Properties Ltd	Chris	Ashmore	Developer or Investor
George Wimpey Midland Ltd	Chris	Waldron	Developer or Investor
Sanctuary Housing Association	Chris	Cole	Developer or Investor
Serco	Carl	Patching	Developer or Investor
Cala Homes (Midlands) Ltd	Sir/Madam		Developer or Investor
Vinci Construction	Sir/Madam		Developer or Investor
SMC Corstorphine & Wright	Paul	Turner	Developer or Investor
Trebor Developments	Bob	Tattrie	Developer or Investor
British Land Company Plc	Ben	Grose	Developer or Investor
Kendrick Homes Ltd	Andy	Cockayne	Developer or Investor
Thomas Vale Construction	Aimee	Hyde	Developer or Investor
Parkhill Estates Ltd	Niall	Crabb	Developer or Investor
G Purchase Construction	David	Purchase	Developer or Investor
Urban Splash	Adam	Willets	Developer or Investor
West Bromwich Albion Football Club	Mark	Miles	Developer or Investor
Chetwynd Developments	Dave	Parkes	Developer or Investor

Stonebridge Homes	Malcolm	Pearson	Developer or Investor
Caldmore Area Housing Association	Richard	Przybylko	Developer or Investor
Canal & RiverTrust	Elizabeth	Turner	Developer or Investor
Morris Homes (West Midlands) Ltd	Sir/Madam		Developer or Investor
Springhill Enterprises	Sir/Madam		Developer or Investor
Streamline Construction Ltd	Sir/Madam		Developer or Investor
Wilmott Dixon	Sir/Madam		Developer or Investor
Walker Associates	Aidan Paul	Walker	Planning Agent or Consultant
Tribal Consulting	Una	McGaughrin	Planning Agent or Consultant
	Trevor	Farrington	Planning Agent or Consultant
Russell Hobbis Architects	T. G	Russell	Planning Agent or Consultant
West Midlands Design Ltd	Timothy	Slater	Planning Agent or Consultant
Plotnet Limited	Roger	Palmer	Planning Agent or Consultant
Baart Harries Newall	Mark	Newall	Planning Agent or Consultant
Stoneleigh Planning on behalf of George Wimpey	Alisdair	Jones	Planning Agent or Consultant
Envision UK	Steve	Yates	Planning Agent or Consultant
Arup	Stephen	Pimlott	Planning Agent or Consultant
Spooner Architects	Paul	Spooner	Planning Agent or Consultant
Calfordseaden	Steve	Monk	Planning Agent or Consultant
GL Hearn	Shaun	Taylor	Planning Agent or Consultant
Leith Planning	Shan	Wildman	Planning Agent or Consultant
Sehmi Associates Ltd	Charanjeet Singh	Sehmi	Planning Agent or Consultant
Wood Green Design Ltd	Robert	Seabridge	Planning Agent or Consultant
RMS Designs	Scott	Anderson	Planning Agent or Consultant
S.A Spence Ltd	Sir/Madam		Planning Agent or Consultant
White Young Green Planning & Design	Sandra	Tuck	Planning Agent or Consultant
Woolf Bond Planning	Steven	Brown	Planning Agent or Consultant
Sueshire Services	Ron	Oliver	Planning Agent or Consultant



Planning Prospects Ltd	Robert	Barnes	Planning Agent or Consultant
Geoplan Ltd	Martin	Clayton	Planning Agent or Consultant
Turley Associates	Rachel	Hanbury	Planning Agent or Consultant
Planning Potential	Rebecca	Rogers	Planning Agent or Consultant
Armstrong Burton Architect	Chris	Chaplin	Planning Agent or Consultant
I D Architects (Midlands) Ltd	Steve	Howells	Planning Agent or Consultant
Crouch Butler Savage Ltd Chartered Architects and Designers	Geoffrey	Barrett	Planning Agent or Consultant
Rapleys	Paul	Entwistle	Planning Agent or Consultant
Peacock and Smith	Louise	Durkin	Planning Agent or Consultant
	Paul	Jackson	Planning Agent or Consultant
Philip Taylor Associates	Philip	Taylor	Planning Agent or Consultant
LNT Construction	Phil	Brock	Planning Agent or Consultant
Paul Clifton Associates	Paul	Clifton	Planning Agent or Consultant
Applied Town Planning	Paul	Instone	Planning Agent or Consultant
Partington Associates	Richard	Partington	Planning Agent or Consultant
JVH Town Planning Consultants Ltd	Ed	Cratchley	Planning Agent or Consultant
	Nick	Massey	Planning Agent or Consultant
Baker Associates	Nigel	Clark	Planning Agent or Consultant
Mistry Design Services	Mukesh	Mistry	Planning Agent or Consultant
	M. J.	Meeson	Planning Agent or Consultant
Holliss Vincent	Mike	Holliss	Planning Agent or Consultant
Gregory Gray Associates	Mike	Cole	Planning Agent or Consultant
Greenscape Services	Sir/Madam		Planning Agent or Consultant
Extension Design Services	Mike	Sweeney	Planning Agent or Consultant
MetropolisPD	Matt	Bailey	Planning Agent or Consultant
MATLAB Architectural Designs	Gurdish	Johal	Planning Agent or Consultant
Leamore Windows Ltd	Sir/Madam		Planning Agent or Consultant
Greenscape Services	Mark	Bird	Planning Agent or Consultant

Peacock and Smith for Morrisons	Mark	England	Planning Agent or Consultant
Media Lights Ltd	Mark	Cadman	Planning Agent or Consultant
Mansel Thomas Architectural Services	Sir/Madam		Planning Agent or Consultant
Glenn Howells Architects	Stephen	Spence	Planning Agent or Consultant
Brownhill Hayward Brown	Mikki	Karekar	Planning Agent or Consultant
MCJ Solutions	Malcolm	Watt	Planning Agent or Consultant
Tyler Parkes Partnership Ltd	Martyn	Single	Planning Agent or Consultant
Associated Architects	Martin	Beaumont	Planning Agent or Consultant
Conservatory Planning Services	Mike	Longmore	Planning Agent or Consultant
Fisher German LLP	Liberty	Stones	Land & Property Agent or Surveyor
Power Point	Sir/Madam		Planning Agent or Consultant
Walsall Council - Regeneration	Kevin	Kendall	Planning Agent or Consultant
Karl Grace Design Ltd	Karl	Grace	Planning Agent or Consultant
John Reynolds & Associates Ltd	Sir/Madam		Planning Agent or Consultant
Pegasus Planning	David	Stentiford	Planning Agent or Consultant
Barton Willmore	Jolande	Bowater	Planning Agent or Consultant
PJ Planning	John	Jowitt	Planning Agent or Consultant
	James	Ainge	Planning Agent or Consultant
Calfordseaden	Joanne	Ellison	Planning Agent or Consultant
Planning Prospects Ltd	Jason	Tait	Planning Agent or Consultant
West Midlands Design Ltd	Timothy	Slater	Planning Agent or Consultant
RJB design Practice	Riccardo	Bongiovi	Planning Agent or Consultant
Gould Singleton Associates	Peter G	Henbrey	Planning Agent or Consultant
Fusion Signs Limited	Darren	Reid	Planning Agent or Consultant
Crestwood Environmental Ltd	Sid	Lambert	Planning Agent or Consultant
CDS Development Services Ltd	Charles	Robinson	Planning Agent or Consultant
Barton Willmore	Mark	Sitch	Planning Agent or Consultant
Brooke Smith Planning	Louise	Brooke-Smith	Planning Agent or Consultant

	Ian	Reid	Planning Agent or Consultant
Planning Potential	Helen	Cuthbert	Planning Agent or Consultant
Alliance Planning	Mark	Walton	Planning Agent or Consultant
Hunter Page Planning	Giles	Brockbank	Planning Agent or Consultant
G & G Building Consultancy	George	Beddows	Planning Agent or Consultant
Drivers Jonas	Richard	Bailey	Planning Agent or Consultant
Jones Lang LaSalle	Gareth	Morgan	Planning Agent or Consultant
GT Designs	Gurprit	Benning	Planning Agent or Consultant
Armstrong Burton Architect	Sir/Madam		Planning Agent or Consultant
Tyler Parkes Partnership Ltd	Glenda	Parkes	Planning Agent or Consultant
Enviroarm Ltd	Andy	Morris	Planning Agent or Consultant
ARC Building Design Limited	Alex	Crook	Planning Agent or Consultant
ENVIRON	Emma	Jones	Planning Agent or Consultant
E & H Design Ltd	Sir/Madam		Planning Agent or Consultant
GL Hearn	Emma-Lisa	Shiells	Planning Agent or Consultant
Indigo Planning	Doug	Hann	Planning Agent or Consultant
DJ Design	David	Jones	Planning Agent or Consultant
I D Architects (Midlands) Ltd	Steve	Howells	Planning Agent or Consultant
PCPT Architects	David	Mahony	Planning Agent or Consultant
BM3 Architecture Ltd	Ian	Foden	Planning Agent or Consultant
BBLB Architects	Debbie	Ward	Planning Agent or Consultant
Webb Gray & Partners Chartered Architects	David	Dolphin	Planning Agent or Consultant
Chetwoods Architects	David	Long	Planning Agent or Consultant
WCEC Architects	Dave	Savage	Planning Agent or Consultant
Entec UK Ltd	Damien	Holdstock	Planning Agent or Consultant
CT Planning Ltd.	Christopher	Timothy	Planning Agent or Consultant
Leslie Jones Architects	Cos	Constantinou	Planning Agent or Consultant
Peacock & Smith	Chris	Creighton	Planning Agent or Consultant
Galliford Try	Chris	Loizou	Planning Agent or Consultant

Indigo Planning	Charlotte	Blinkham	Planning Agent or Consultant
WYG PLANNING & DESIGN	Carly	Hinde	Planning Agent or Consultant
Armstrong Burton Architect	Sir/Madam		Planning Agent or Consultant
Building Design	Jason	Brown	Planning Agent or Consultant
SMC Corstorphine & Wright	Paul	Turner	Planning Agent or Consultant
The Appleton Group	David	Appleton	Planning Agent or Consultant
BDP	Dan	Smyth	Planning Agent or Consultant
Bedford DPP	Chris	Peckett	Planning Agent or Consultant
RPS Group PLC	Guy	Bailey	Planning Agent or Consultant
Atwal Design Services	Bhajan Singh	Atwal	Planning Agent or Consultant
Walker Troup Architects	Simon	Oakley	Planning Agent or Consultant
S. P. Faizey	Steve	Fraizey	Planning Agent or Consultant
White Young Green Planning & Design			Planning Agent or Consultant
BWB Consulting	Andrew	Slater	Planning Agent or Consultant
ARC Building Design Limited	Alex	Crook	Planning Agent or Consultant
Reade Buray Associates	Alan	Reade	Planning Agent or Consultant
Pegasus Planning Group	Phillip	Powell	Planning Agent or Consultant
Resource UK (Rmr) Ltd	Andrew	Carp	Planning Agent or Consultant
Wood, Goldstraw and Yorath	Andrew	Capper	Planning Agent or Consultant
Alan Cox Design	Alan	Cox	Planning Agent or Consultant
Anthony Spruce Design	Anthony	Spruce	Planning Agent or Consultant
Coke Turner & Co	Eddie	Tennant	Planning Agent or Consultant
D L Architects	Sir/Madam		Planning Agent or Consultant
Design 2 Detail Ltd	Daniel	Leadbetter	Planning Agent or Consultant
F J and M J Meeson		Meeson	Planning Agent or Consultant
Graham Durrant Design	Graham	Durrant	Planning Agent or Consultant
GVA Grimley on behalf of Sandwell and West Birmingham NHS Hospital Trusts	Gary	Stephens	Planning Agent or Consultant
Integrated Designs & Associates			Planning Agent or Consultant

PRC Advisory Services Ltd	Sir/Madam		Planning Agent or Consultant
RPS	Roger	Lamb	Planning Agent or Consultant
Urbed	David	Rudlin	Planning Agent or Consultant
	John	Bartleet	Planning Agent or Consultant
	S	Brown	Planning Agent or Consultant
	Morris	Gay	Planning Agent or Consultant
TSR Surveyors	Sir / Madam		Land & Property Agent or Surveyor
Williams Associates	Andrew	Williams	Land & Property Agent or Surveyor
Jones Lang LaSalle	Victoria	Round	Land & Property Agent or Surveyor
King Sturge	Victoria	Burnett	Land & Property Agent or Surveyor
Tribal Consulting	Una	McGaughrin	Land & Property Agent or Surveyor
Michael Tromans	Sir / Madam		Land & Property Agent or Surveyor
Gallaghers	Tony	Wagstaff	Land & Property Agent or Surveyor
DTZ	Toby	Cooper	Land & Property Agent or Surveyor
GVA Grimley	Tim	Webb	Land & Property Agent or Surveyor
Capita Symonds	Tony	Hutchinson	Land & Property Agent or Surveyor
Curry and Partners	Sir / Madam		Land & Property Agent or Surveyor
	Amy	Faulkner	Land & Property Agent or Surveyor
Peter Clarke	Stephen	Werner	Land & Property Agent or Surveyor
Mott MacDonald	Steven	Wilson	Land & Property Agent or Surveyor
King Sturge	Steven	Jaggers	Land & Property Agent or Surveyor
GVA Grimley	Steve	Sheasby	Land & Property Agent or Surveyor
Mott MacDonald	Stephen	McKenna	Land & Property Agent or Surveyor
Aecom	Jim	Strike	Land & Property Agent or Surveyor
Fraser Wood	Steve	Johnson	Land & Property Agent or Surveyor
LPC Living	Simon	Ashdown	Land & Property Agent or Surveyor
GVA Grimley	Simon	Phillips	Land & Property Agent or Surveyor
Colliers CRE	Simon	Norton	Land & Property Agent or Surveyor
EC Harris	Simon	Marks	Land & Property Agent or Surveyor

Harris Lamb	Simon	Hawley	Land & Property Agent or Surveyor
Harris Lamb	Simon	Blakeley	Land & Property Agent or Surveyor
DTZ	Shawn	Riley	Land & Property Agent or Surveyor
Golby Aboyne	Stephen	Golby	Land & Property Agent or Surveyor
GVA Grimley	Sarah	Williams	Land & Property Agent or Surveyor
Bulleys	Rod	Spiby	Land & Property Agent or Surveyor
GVA Grimley	Robert	Gardner	Land & Property Agent or Surveyor
KGA Chartered Surveyors	Richard	James Moore	Land & Property Agent or Surveyor
Pennycuick Collins	Richard	Thorne	Land & Property Agent or Surveyor
King Sturge	Richard	Sykes	Land & Property Agent or Surveyor
Bulleys	Rebecca	Fisher	Land & Property Agent or Surveyor
KR Hardy	Richard	Hardy	Land & Property Agent or Surveyor
Lambert Smith Hampton	Paul	Marlow	Land & Property Agent or Surveyor
Jones Lang LaSalle	Philip	Farrell	Land & Property Agent or Surveyor
Andrew Dixon	Paula	Bywater	Land & Property Agent or Surveyor
Jones Lang LaSalle	Paul	Spencer	Land & Property Agent or Surveyor
Benoy	Paul	Carnell	Land & Property Agent or Surveyor
GVA Grimley	Paul	Brewer	Land & Property Agent or Surveyor
Harris Lamb	Patrick	Downes	Land & Property Agent or Surveyor
Auriga Estates	Philip	Briggs	Land & Property Agent or Surveyor
Mott MacDonald	Oliver	Hague	Land & Property Agent or Surveyor
Bulleys	Noel	Muscutt	Land & Property Agent or Surveyor
Silk Plant Associates	Nick	Plant	Land & Property Agent or Surveyor
Total Property Solutions (TPS)	Neal	Dale	Land & Property Agent or Surveyor
Firstplan	Mike	Woolner	Land & Property Agent or Surveyor
Lambert Smith Hampton	Mark	Weller	Land & Property Agent or Surveyor
St Modwen	Stephen	Prosser	Land & Property Agent or Surveyor
KWB	Mark	Lenton	Land & Property Agent or Surveyor
	Michael	Johnson	Land & Property Agent or Surveyor

Cerda Planning Ltd	Michael	Robson	Planning Agent or Consultant
Mott MacDonald	Michael	Moulds	Land & Property Agent or Surveyor
King Sturge	Melissa	Wage-Rogers	Land & Property Agent or Surveyor
DTZ	Melanie	Roocroft	Land & Property Agent or Surveyor
Ashtenne	T	Chalk	Land & Property Agent or Surveyor
Clarke Associates	Mark	Whitehouse	Land & Property Agent or Surveyor
Atkins	Mark	Smith	Land & Property Agent or Surveyor
Jones Lang LaSalle	Mark	Larard	Land & Property Agent or Surveyor
DTZ	Mark	Jackson	Land & Property Agent or Surveyor
GVA Grimley			Land & Property Agent or Surveyor
Cooke Rudling	Sir / Madam		Land & Property Agent or Surveyor
GVA Grimley	Laura	Davidson	Land & Property Agent or Surveyor
Andrew Dixon	Kath	Younger	Land & Property Agent or Surveyor
Burley Browne	A	Burley	Land & Property Agent or Surveyor
WYG Environment	Kevin	Onions	Land & Property Agent or Surveyor
KGA Chartered Surveyors	Kenny	Allan	Land & Property Agent or Surveyor
KWB	Kevin	Cooper	Land & Property Agent or Surveyor
DTZ	John	Turner	Land & Property Agent or Surveyor
DTZ	Jonathon	Tutt	Land & Property Agent or Surveyor
GVA Grimley	Jon	Kirby	Land & Property Agent or Surveyor
Harris Lamb	John	Williams	Land & Property Agent or Surveyor
DTZ	John	Sambrooks	Land & Property Agent or Surveyor
DTZ	John	Percy	Land & Property Agent or Surveyor
Colliers CRE	John	Mursell	Land & Property Agent or Surveyor
DWF	John	Moritz	Land & Property Agent or Surveyor
SQW	Patricia	Ambrose	Land & Property Agent or Surveyor
Dorchester Land	John	Phillips	Land & Property Agent or Surveyor
DVS	Jeffrey	Solomon	Land & Property Agent or Surveyor

Revelan UK	Jason	Adderley	Land & Property Agent or Surveyor
Benoy	James	Skaines	Land & Property Agent or Surveyor
Harris Lamb Ltd	James	Hollyman	Land & Property Agent or Surveyor
GVA Grimley	James	Checketts	Land & Property Agent or Surveyor
Johnson Fellows	Anthony	Foster	Planning Agent or Consultant
Boston Fieldgate	Charles	Smith	Land & Property Agent or Surveyor
Bartlett Property	Alfred	Bartlett	Land & Property Agent or Surveyor
CB Richard Ellis	Carmen	Cortes	Land & Property Agent or Surveyor
Jones Lang LaSalle	Ian	Bailey	Land & Property Agent or Surveyor
Shedkm	Hazel	Rounding	Land & Property Agent or Surveyor
JMP	Goktug	Tenekeci	Land & Property Agent or Surveyor
GVA Grimley	Gill	Griggs	Land & Property Agent or Surveyor
GVA Grimley	Gary	Stephens	Land & Property Agent or Surveyor
Woolley Pritchard	Sir / Madam		Land & Property Agent or Surveyor
Kingston Commercial Property	Andrew	Buckman	Land & Property Agent or Surveyor
Harris Lamb	Mark	Alcock	Land & Property Agent or Surveyor
Mott MacDonald	Liz	Cresser	Land & Property Agent or Surveyor
Natgrass Giles	Edward	Siddall Jones	Land & Property Agent or Surveyor
Invested	Edward	Jones	Land & Property Agent or Surveyor
DTZ	Ed	Barrett	Land & Property Agent or Surveyor
RICS			Land & Property Agent or Surveyor
Wardell Armstrong	David	James	Land & Property Agent or Surveyor
Prince Warnes Properties	Sir / Madam		Land & Property Agent or Surveyor
DIP Group	S	Guilbert	Land & Property Agent or Surveyor
KWB	Douglas	Bonham	Land & Property Agent or Surveyor
Priority Sites	David	Codling	Land & Property Agent or Surveyor
Clarke Associates	David	Clarke	Land & Property Agent or Surveyor
Davis Langdon	David	Daly	Land & Property Agent or Surveyor
Mott MacDonald	David	Brown	Land & Property Agent or Surveyor



Atkins	David	Brierley	Land & Property Agent or Surveyor
Fraser Wood	Tony	Gray	Land & Property Agent or Surveyor
Mott MacDonald	Colin	Ridding	Land & Property Agent or Surveyor
Natgrass Giles	Chris	Booth	Land & Property Agent or Surveyor
Freeth Cartwright	Chris	Waumsley	Land & Property Agent or Surveyor
Ikon	Chris	Cheeseman	Land & Property Agent or Surveyor
	Chontell	Buchanan	Land & Property Agent or Surveyor
BNP Paribas Real Estate	Chris	White	Planning Agent or Consultant
Harris Lamb	Charles	Dauncey	Land & Property Agent or Surveyor
Vail Williams	Chris	Cocks	Land & Property Agent or Surveyor
SQW	Charlotte	Clark	Land & Property Agent or Surveyor
Savills	Charles	Spicer	Land & Property Agent or Surveyor
GVA Grimley	Carl	Potter	Land & Property Agent or Surveyor
HBJ Gateley Wareing	Callum	Nuttall	Land & Property Agent or Surveyor
Atisreal	Brian	Bentley	Land & Property Agent or Surveyor
Strutt & Parker	Ben	Wiley	Land & Property Agent or Surveyor
Project Delivery Team Ltd	Akshay	Parikh	Land & Property Agent or Surveyor
Mott MacDonald	Andrew	Wheen	Land & Property Agent or Surveyor
GVA Grimley	Andrew	Venables	Land & Property Agent or Surveyor
GVA Grimley	Andrew	Moss	Land & Property Agent or Surveyor
Thomas Lister Chartered Surveyors	Andrew	Croot	Land & Property Agent or Surveyor
DTZ	Andrew	Berry	Land & Property Agent or Surveyor
Davis Langdon	Alistair	Walker	Land & Property Agent or Surveyor
Robertson Brown Ltd	Alastair	Robertson-Dunn	Land & Property Agent or Surveyor
GVA Grimley	Adrian	Griffith	Land & Property Agent or Surveyor
DTZ	Adam	Lazenbury	Land & Property Agent or Surveyor
Chivers Commercial	Imran	Azam	Land & Property Agent or Surveyor
G & P Group Holdings Ltd	Sir/Madam		Business

S.W. Design & Build Ltd.	Simon	Wells	Business
L & J Lonsdale Metal Merchants Ltd	Sue	Lonsdale	Business
Keys of Steel	Steve	Hyde	Business
Bliss Sand & Gravel Co Ltd	Steve	Morgan	Business
Baldwins Holdings Ltd	Sir/Madam		Business
Onsite Central Ltd (formerly 365 Environmental Services Ltd)	Sir/Madam		Business
Aspray	Stuart	Laight	Business
The Recycling Association	Simon	Ellin	Business
European Metal Recycling (EMR) Ltd (Darlaston)	Simon	Dodd	Business
Environmental Services Association (ESA)	Barry	Dennis	Business
Shop Fitting	Steve	Haynes	Business
Willenhall Commercials	Sir/Madam		Business
Rotometrics International Ltd	Sir/Madam		Business
PADDOCK HOLDINGS LTD	Sir/Madam		Business
Orbik Electronics Ltd	Sir/Madam		Business
Maudesport Ltd	Nicholas	Palmer	Business
Jack Moody Limited	Robert	Moody	Business
Dalair Ltd	Sir/Madam		Business
Chicken Joes Ltd	Sir/Madam		Business
Environmental Resource Group (ERG)	Paul	Gatcliffe	Business
Castings Plc	Sir/Madam		Business
Approved Contracts	Sir/Madam		Business
Albert Jagger Holdings Ltd	Sir/Madam		Business
	Sean	Gilbert	Business
G L M Ltd	Sir/Madam		Business
Lafarge Tarmac UK	Nick	Atkins	Business
Bloxwich Business Partnership	Nikki	Rolls	Business
	Rob	Gilbert	Business

Hortons' Estate Limited	Richard	JC Norgrove	Business
	Rob	Gilbert	Business
	Richard	Bradbury	Business
Walsall Pressings Company Ltd	Paul	Woolley	Business
Powell Associates	Brian	Powell	Business
Aldridge Village Business Partnership and Brownhills Town Centre Partnership	Diane	Mansell	Business
Chamberlin Plc	Tom	Brown	Business
British Aggregates Association	Peter	Huxtable	Business
Hanson Plc	Mick	Daynes	Business
ELG Haniel Metals Ltd (Darlaston)	Paul	Brown	Business
Viking Skips	Sir/Madam		Business
Metal & Waste Recycling Ltd	John	Rice	Business
Lafarge Tarmac	Tim	Deal	Business
Ibstock Group (Lands and Property) Limited	Nick	Spence	Business
Blakemores	Mark	Titley	Business
Blue Sky Planning	Matthew	Gray	Planning Agent or Consultant
Aquila Truck Centres Ltd	Sir/Madam		Business
Middleton Paper (c/o Agent)	John	Meeson	Business
Triple R Solutions Ltd	Sir/Madam		Business
SITA UK	Michelle	Spruth	Business
Cemex UK Operations Ltd	Shaun	Denny	Business
Chamber of Commerce (BC Head Office)	Charlotte	Ritchie	Business
Darlaston and Willenhall Town Centre Partnerships	Diane	Mansell	Business
Simpro Ltd	Malcolm	Marshall	Business
Brookside Metal Company Ltd	Sir/Madam		Business
Shepwell Centre Medical Pupil Referral Unit	Louise	De-Hayes	Business
Tesco LTD c/o Nathaniel Lichfield and Partners	Sir/Madam		Business
	Lloyd		Business

Lewis Locks	T. J.	Lewis	Business
Valen Fittings Ltd	Sir/Madam		Business
LONDON & CAMBRIDGE PROPERTIES LIMITED	Burton	Lehman	Business
Watling Waste Services	Sir/Madam		Business
Mineral Products Association	Malcolm	Ratcliff	Business
Black Country Chamber of Commerce	Keith	Stanley	Business
A B Waste Management	Kevin	Thistlewaite	Business
Kevin Preist Building Construction	Kevin	Preist	Business
Convenience Store	Singh		Business
Chas B Pugh Ltd	J R	Pugh	Business
Blue Sky Planning	Jonathan	Best	Business
Costin	Jonathan	White	Business
JPE Aggregates	Steven	Birch	Developer or Investor
Intercoat Industrial Paints Ltd	John	Colthorpe	Business
XY Made, Rose Hill Business Park	John	Barker	Business
W H Tildesley Ltd	John	Tildesley	Business
Wienerberger Ltd	John	Sandford	Business
J Lawrence Metals Ltd	Sir/Madam		Business
Renewable Energy Association	Jeremy	Jacobs	Business
Biffa Waste Services Ltd	Mary	Tappenden	Business
C Fullard (Metals) Ltd	Sir/Madam		Business
Potters Clay & Coal Co Ltd	Jonathan	Noake	Business
W H Marren Ltd	John	Marren	Business
B E Wedge Holdings Ltd	Sir/Madam		Business
WasteCare.co.uk	David	Kennedy	Business
Brownhills Skip Hire	Graham	Norgrove	Business
Trojan Manufacturing Group Ltd	Sir/Madam		Business
T L Harvey Ltd	Sir/Madam		Business
RMD Kwikform Ltd	Sir/Madam		Business

T M R Investments Ltd	Sir/Madam		Business
The Staffing Group Ltd	Sir/Madam		Business
National Federation of Demolition Contractors (NFDC)	Howard	Button	Business
Barhale Construction Ltd	Sir/Madam		Business
South Staffordshire Water Plc	Sir/Madam		Business
British Metals Recycling Association (BMRA)	Howard	Bluck	Business
Hodsons Bloxwich Ltd	Sir/Madam		Business
G W Skip Hire	Sir/Madam		Business
Albert Jagger Holdings Ltd	Alison	Hill	Business
G & P Batteries Ltd	Greg	Clementson	Business
Aggregate Industries (Express Asphalt Darlaston)	Tim	Claxton	Business
Cory Environmental (Central) Ltd	Gerald	Owen	Business
G C Rickards Ltd	Sir/Madam		Business
First City	Sir/Madam		Business
Interserve Site Services	Adrian	Green	Business
Shaylor Holdings Ltd	Sir/Madam		Business
Motor Vehicle Dismantlers Association of Great Britain (MDVA)	John	Allen	Business
Just Renaults	Sir/Madam		Business
E & S Motors	Sir/Madam		Business
Aqualux Products Holdings Ltd	Sir/Madam		Business
GEORGE DYKE LIMITED	Sir/Madam		Business
CoalPro	Philip	Garner	Business
Credential Environmental Ltd	Debbie	Gilbertson	Business
Federation of Small Businesses	David	Dunn	Business
Veolia ES UK Ltd	Debra	Smith	Business
Breedon Aggregates	Colin	D' Oyley	Business
British Ceramic Confederation	Lauren	Darby	Business
Croft Architectural Hardware	Chris	Clifford	Business

	Chris	Evans	Business
B E Wedge Holdings Ltd	Chris	Woolridge	Business
	Chris	Dodds	Business
Central Waste Oil	Graham	Gracey	Business
Cable & Alloys (Willenhall) Ltd	Sir/Madam		Business
Brick Development Association	Sir/Madam		Business
FTL - Foundary Equipment Ltd	Brian	Griffiths	Business
Federation of Small Businesses	Lynne	Tennant	Business
Nightfreight	Austin	Sadler	Business
	Ash	Suman	Business
First City	Anna	Watkiss	Business
DSM Demolition Group	Andrew	Fletcher	Business
Dynatech	Andrew	Lane	Business
WM Morrisons Supermarkets PLC	Andrew	Wood	Business
Dransfield Properties Ltd	Andrew	Malley	Business
Bullock Construction Ltd	Sir/Madam		Business
Business Link	Sir/Madam		Business
Walsall Housing Group	Alan	Watts	Business
A F Blakemore & Son	Sir/Madam		Business
Alucast Ltd	Sir/Madam		Business
Veolia ES UK	James	Cook	Business
A2B Vauxhall Spares	Sir/Madam		Business
Barclays Bank	Sir/Madam		Business
Beachminster Ltd.	Sir/Madam		Business
BHS	Sir/Madam		Business
River Island	Sir/Madam		Business
Brantano	Sir/Madam		Business
Clark's	Sir/Madam		Business
Cleansing Service Group Ltd	Sir/Madam		Business

Co-op Travel	Sir/Madam		Business
Globe Property Ltd	Sir/Madam		Business
H&M	Sir/Madam		Business
H. Goodwin (Castings) Ltd	Tim	Garton	Business
Holiday Hypermarket	Sir/Madam		Business
IKEA	Sir/Madam		Business
J D Sports	Sir/Madam		Business
Argos	Sir/Madam		Business
Jennings Perks & Breakwell	Sir/Madam		Business
Kenneth Cooke and Co.	Sir/Madam		Business
Mina Properties	Sir/Madam		Business
Next Retail	Sir/Madam		Business
Peacocks	Sir/Madam		Business
Nandos	Sir/Madam		Business
Smyths Toys	Sir/Madam		Business
SGH Ltd	Sir/Madam		Business
St Paul's Enterprises Ltd	Sir/Madam		Business
Steps to Work	Sir/Madam		Business
Superite Tools Ltd	Sir/Madam		Business
T & M Batchelor	Sir/Madam		Business
TK Maxx	Sir/Madam		Business
Walsall Lithographic Co. Ltd.	Sir/Madam		Business
Wharf Bar	Sir/Madam		Business
Wilkinsons	Sir/Madam		Business
	AJ & GL	Marsh	Business
Barton Aluminium Foundries	B.M.	Pinches	Business
Gas Fix Spares and Appliances	Bill	Bayliss	Business
FE Towe Ltd	Bill	Ward	Business

Partridge Allen (Solicitors)	C.D.	Partridge	Business
W.P Metals Ltd.	D.P.	Ursell	Business
T K Maxx	David	Roberts	Business
Walsall Housing Group Ltd	Gary	Fulford	Business
Anchor Fish Bar	H.S.	Chahl	Business
J L A Landholdings	James	Hill	Business
The Green Arc Partnership	Jane	Rochelle	Business
Old Square Shopping Centre	Linda	Braun	Business
Walsall Brake Services	M	Cooper	Business
W&G Yates	Mark	Whitehouse	Business
Azzurri Holdings Ltd	Mark Richard	Quartermaine	Business
Marks & Spencer	Morton	Edwards	Business
Holford Farm Group	Paul	Holford	Landowner
Midland Properties	N	Drury	Business
Delta EMS Limited	N.J.	Bridges	Business
Tubefabs Ltd.	R.O.	Dauncey	Business
Saddlers Centre	Roger	Brookes	Business
H Geddes & Sons Ltd	Ronald	Leach	Business
Cobco 840 Ltd	Roy	Reece	Business
Walsall Arthritis Care	S	Withers	Business
Boots the Chemist	Sarah	Harris	Business
RAC Motoring Services	Shirley	Jones	Business
Falcon Inn	Stanley	Taylor	Business
New Art Gallery	Stephen	Snoddy	Business
Birmingham International Airport Limited	Stephen	Hill	Business
	Stephen	Parkes	Landowner
Lloyds Bank Plc	T.J.	MacLachlan	Business
	Trish	Skitt	Business



Highgate Roofing Co. Ltd.	V.	Nock	Business
A B C Skip Hire	Carl	Read	Business
A G S (Zinc Alloys) Ltd	Sir/Madam		Business
A J S Metals Ltd	Sir/Madam		Business
A P A Metals	Sir/Madam		Business
Alexander Brothers	Sir/Madam		Business
Asda Living	Sir/Madam		Business
A S P S Recycling Ltd	Sir/Madam		Business
Assa Abloy Ltd	Sir/Madam		Business
Autobits	Sir/Madam		Business
B & W Holdings Ltd	Sir/Madam		Business
Best of British Rover Spares	Sir/Madam		Business
Brownhills Motor Spares & Repairs Ltd	Sir/Madam		Business
M Akhtar (Waste Transfer)	Mohammed	Akhtar	Business
Exterran (UK) Ltd	Sir/Madam		Business
First Personnel Services Plc	Sir/Madam		Business
Fortel Construction Ltd	Sir/Madam		Business
G Purchase Construction Ltd	Sir/Madam		Business
Gobel & Partner Ltd	Sir/Madam		Business
Homeserve Plc	Sir/Madam		Business
Ingersoll Security Technologies	Sir/Madam		Business
J Farmer Tradings	Sir/Madam		Business
J L Float Ltd	Sir/Madam		Business
Skip Hire Walsall	Sir/Madam		Business
Jeenashire Ltd	Sir/Madam		Business
Monmore Recycling Ltd	Sir/Madam		Business
Kendrick Construction Ltd	Sir/Madam		Business
LeKtroniX International Ltd	Sir/Madam		Business
Maplin Electronics	Sir/Madam		Business

McKechnie Brass Ltd	Sir/Madam		Business
Mooi Foods Ltd	Sir/Madam		Business
Nationworld Ltd (Trade as Aspray24)	Sir/Madam		Business
Nightfreight International	Sir/Madam		Business
OBM Trading Ltd	Sir/Madam		Business
One Stop Stores Ltd	Sir/Madam		Business
Openthorpe Engineering ltd	Sir/Madam		Business
PAL Group Plc	Sir/Madam		Business
Penglais Investments Ltd	Sir/Madam		Business
Peter J Wilson & Co. (Solicitors)	Sir/Madam		Business
Pitford Ltd	Sir/Madam		Business
Poundland Plc	Sir/Madam		Business
R W Services Ltd	Sir/Madam		Business
S MacNeillie & Son Ltd	Sir/Madam		Business
Saddlers Court Manufacturing Ltd	Sir/Madam		Business
Seconique Plc	Sir/Madam		Business
Short Heath Iron & Steel Ltd	Sir/Madam		Business
Spitfire Holdings Ltd	Sir/Madam		Business
Trade Frames Holdings Ltd	Sir/Madam		Business
W & J Smith (Metal Stockists) Ltd	Sir/Madam		Business
W A Goold (Holdings) Ltd	Sir/Madam		Business
Walsall Football Club Ltd	Sir/Madam		Business
Walsall Security Printers Ltd	Sir/Madam		Business
Waste Recycling Group (WRG)	Sir/Madam		Business
Wayne Perry Skips	Sir/Madam		Business
Wedge Group Galvanizing Ltd	Sir/Madam		Business
Willenhall Skip Hire	Sir/Madam		Business
William Kendrick & Sons Ltd	Sir/Madam		Business
Access All Areas	V	Sinclair	Charity

Derbyshire Gypsy Liaison Group	Alice	de la Rue	Charity
Staffordshire Ramblers Association	Graham	Rothery	Charity
Summercourt Square Residents Association	Adrian	Barrett	Charity
The National Federation of Gypsy Liaison Groups			Charity
Walsall Link	Sir/Madam		Charity
Walsall Disability Forum	Sir/Madam		Statutory Consultee
Social Services (Elderly)	Sir/Madam		Statutory Consultee
	Julie	Greystone	Statutory Consultee
Motorway Police	Derek	Roberts	Statutory Consultee
Groundwork	Sir/Madam		Statutory Consultee
Centro	Wesley	Sedman	Statutory Consultee
Walsall Shop Mobility	Veronica	Sinclair	Statutory Consultee
Environment Agency	Amanda	Patterson	Statutory Consultee
	Simon	Tranter	Statutory Consultee
Centro	Amanda	Skipp	Statutory Consultee
Network Rail	Diane	Clarke	Statutory Consultee
Warwickshire County Council	Tony	Lyons	Statutory Consultee
Centro	Tom	Magrath	Statutory Consultee
Park Hall Residents Association	Terry	Sharp	Statutory Consultee
Victorian Society	Tim	Bridges	Statutory Consultee
	Hannah	Thompson	Statutory Consultee
Public Lighting	Elizabeth	Thomas	Statutory Consultee
Education (Walsall Children's Services) - School Sites	Sir/Madam		Statutory Consultee
South Staffs Water	Sir/Madam		Statutory Consultee
Chamber of Commerce	Sue	Cyster	Statutory Consultee
Street Pride	Heather	Growcott	Statutory Consultee
Walsall Teaching Primary Care Trust	Salma	Ali	Statutory Consultee
Learning Disabilities (Disability Services)	Sir/Madam		Statutory Consultee
Keep Britain Tidy	Rachel	Scarisbrick	Statutory Consultee

Park Hall Residents Association	TW	Simmons	Statutory Consultee
	Joanne	Sheeran	Statutory Consultee
Walsall Council - Greenspace Improvement Service (GIS)	Gareth	Seedhouse	Statutory Consultee
Walsall Civic Society	Sir/Madam		Statutory Consultee
	Andrew	Rumble	Statutory Consultee
New Deal: New Horizons	Paul	Rowlands	Statutory Consultee
Public Footpaths	Sir/Madam		Statutory Consultee
Centro	Rachel	Bell	Statutory Consultee
Coal Authority	Rachael	Bust	Statutory Consultee
	Steve	Pugh	Statutory Consultee
Campaign to Protect Rural England	Sir/Madam		Statutory Consultee
West Midlands Police Authority	Sir/Madam		Statutory Consultee
Sport England	John	Berry	Statutory Consultee
Walsall Council - Natural Environment Team	Simon	Phipps	Statutory Consultee
Sandwell MBC	Philippa	Smith	Statutory Consultee
Inland Waterways Association Lichfield	Phillp	Sharpe	Statutory Consultee
Western Power Distribution	John	Kendrick	Statutory Consultee
Groundwork	Nigel	Matthews	Statutory Consultee
Walsall NHS	Peter	Arch	Statutory Consultee
DEFRA	Paul	Cobbing	Statutory Consultee
Staffordshire County Council	Paul	Wilcox	Statutory Consultee
Forestry Commission - West Midlands Regional Office	Paul	Webster	Statutory Consultee
	Nigel	Patterson	Statutory Consultee
Drainage	John	Barnham	Statutory Consultee
Planning Enquiries Team - Cable and Wireless (previously Energis)	Sir/Madam		Statutory Consultee
Landscape	Jim	Galloway	Statutory Consultee
Ancient Monuments Society	Sir/Madam		Statutory Consultee
	Jo	Nugent	Statutory Consultee

National Planning Casework Unit	Sir/Madam		Statutory Consultee
Byway and Bridleways Trust	Sir/Madam		Statutory Consultee
Highways England	Malcolm	Cook	Statutory Consultee
New Invention Local Committee	Sir/Madam		Statutory Consultee
	Paul	Nicholson	Statutory Consultee
Severn Trent Water	Derek	Lord	Statutory Consultee
Birmingham and Black Country Wildlife Trust	Neil	Wyatt	Statutory Consultee
Lichfield District Council	Craig	Jordan	Statutory Consultee
Worcestershire County Council	Marianne	Joynes	Statutory Consultee
Monarchs Way Association	Sir/Madam		Statutory Consultee
Greenspaces	Sam	Mills	Statutory Consultee
Sandwell MBC	Sir/Madam		Statutory Consultee
NHS Walsall	Mike	Lyden	Statutory Consultee
Council for British Archaeology (CBA) West Midlands	Mike	Hodder	Statutory Consultee
Wolverhampton City Council	Michelle	Ross	Statutory Consultee
South Staffs Water		Hudson	Statutory Consultee
Stoke-on-Trent City Council	Joanne	Mayne	Statutory Consultee
Staffordshire County Council	Matthew	Griffin	Statutory Consultee
Friends of the Earth	Martin	Normanton	Statutory Consultee
Environment Agency	Martin	Everett	Statutory Consultee
Dudley MBC	Martin	Dando	Statutory Consultee
Market Traders Association	Karen	Sands	Statutory Consultee
The Theatres Trust	Rose	Freeman	Statutory Consultee
Police Architectural Liaison Officer	Darren	Robbins	Statutory Consultee
NHS Walsall	Lucy	Woodall	Statutory Consultee
Walsall Partnership	Joanne	Lowndes	Statutory Consultee
	David	Lockwood	Statutory Consultee
Licensing Enforcement and Taxi Licensing	Elizabeth	Kilroy	Statutory Consultee
Car Parks	Paul	Leighton	Statutory Consultee

	Mark	Lavender	Statutory Consultee
	Helen	Kindon	Statutory Consultee
Highways England	Matthew	Taylor	Statutory Consultee
Canal & River Trust	Janet	Johnson	Statutory Consultee
Education (Walsall Children's Services)	Kate	Mann	Statutory Consultee
South Staffordshire Council	K	Richards	Statutory Consultee
MADE	Julie		Statutory Consultee
Staffordshire County Council	Julie	Castree-Denton	Statutory Consultee
Georgian Group	Josephine	Brown	Statutory Consultee
Cannock Chase Council			Statutory Consultee
Sandwell MBC	Sir/Madam		Statutory Consultee
Sandwell MBC	Sir/Madam		Statutory Consultee
Sandwell MBC	Sir/Madam		Statutory Consultee
Waste and Resources Action Programme (WRAP)	John	Barritt	Statutory Consultee
Environment Agency	Jim	Davies	Statutory Consultee
West Midlands Aggregates Working Party (AWP)	Ian	Thomas	Other
Civil Aviation Authority	Sir/Madam		Statutory Consultee
Fields in Trust	Sir/Madam		Statutory Consultee
Design Council	Sir/Madam		Statutory Consultee
	Rashida	Hussain	Statutory Consultee
Housing Standards	Sir/Madam		Statutory Consultee
	Clare	Horsley	Statutory Consultee
Walsall Council - Greenspace Service	Graham	Hood	Statutory Consultee
Housing Strategy	Neil	Hollyhead	Statutory Consultee
Network Rail	Frank	Ellis	Statutory Consultee
CAMRA	Gary	Timmins	Statutory Consultee
	Sue	Grainger	Statutory Consultee
Friends of the Earth	Gerald	Kells	Statutory Consultee

Campaign to Protect Rural England	Gerald	Kells	Statutory Consultee
Walsall Housing Group	Gary	Brookes	Statutory Consultee
Public Footpaths	Sir/Madam		Statutory Consultee
	Michael.J.	Gaffney	Statutory Consultee
Inland Waterways Association Birmingham	Freddie	Cooke	Statutory Consultee
Walsall Council	Sue	Fox	Statutory Consultee
Health and Safety Executive	Farhana	Ahmed	Statutory Consultee
	Stuart	Everton	Statutory Consultee
OFSTED	Marcel	Marcel	Statutory Consultee
Equality and Human Rights Commission	Sir/Madam		Statutory Consultee
	Danny	Edwards	Statutory Consultee
	Margaret	Dunn	Statutory Consultee
Solihull MBC	Gary	Palmer	Statutory Consultee
Herefordshire Council	Victoria	Eaton	Local Authority
Wolverhampton MBC	Ian	Culley	Statutory Consultee
Lichfield District Council	Heidi	Hollins	Statutory Consultee
Warwickshire County Council	Pam	Neal	Statutory Consultee
Education (Walsall Children's Services) - School Sites	Sir/Madam		Statutory Consultee
Environmental Health			Statutory Consultee
Birmingham City Council	Uyen	Phan-han	Local Authority
Education (Walsall Children's Services) - School Sites	David	Whitehouse	Statutory Consultee
Network Rail	David	Golding	Statutory Consultee
Telford & Wrekin Council	Harjot	Rayet	Local Authority
Network Rail	Darren	Horley	Statutory Consultee
Lichfield District Council	Craig	Jordan	Statutory Consultee
Motorway Police	Sir/Madam		Statutory Consultee
Natural England	Sir/Madam		Statutory Consultee
Garden History Society	Sir/Madam		Statutory Consultee
RSPB	Colin	Wilkinson	Statutory Consultee

Countryside Services	Kevin	Clements	Statutory Consultee
	Richard	Chadwick	Statutory Consultee
Twentieth Century Group	Sir/Madam		Statutory Consultee
Society for the Protection of Ancient Buildings	Matthew	Slocombe	Statutory Consultee
Council for British Archaeology (CBA)	Jon	Wright	Statutory Consultee
Building Control Safety	Sir/Madam		Statutory Consultee
DtT Rail	Brian	Welch	Statutory Consultee
Social Services (Elderly)	Sir/Madam		Statutory Consultee
Ramblers Association	Bryan	Phillips	Statutory Consultee
Social Services (Children)	Alison	Glover	Statutory Consultee
	Stephanie	Bird	Statutory Consultee
Cemetery	Steve	Billings	Statutory Consultee
Environment Agency - Central Area Office, Sentinel House	Becky	Clarke	Statutory Consultee
West Midlands Fire Service	Michael	Nicklin	Statutory Consultee
Park Hall Residents Association	Sir/Madam		Statutory Consultee
Walsall Council Public Health	Barbara	Watt	Statutory Consultee
Chartered Institute of Wastes Management (CIWM)	Barbara	Leach	Statutory Consultee
South Staffs Council			Statutory Consultee
Asset Management (Formerly Estates and Asset Management)	Steve	Law	Statutory Consultee
National Grid/Transco	Sir/Madam		Statutory Consultee
Learning Disabilities (Disability Services)	Andy	Rust	Statutory Consultee
Walsall Disability Forum	Michelle	Small	Statutory Consultee
Beacon Action Group	Bob	Winkle	Statutory Consultee
Historic England	Louisa	Moore	Statutory Consultee
The Museums, Libraries and Archives Council	Alan	Blundell	Statutory Consultee
Central Networks	Adrian	Firth	Statutory Consultee
Shropshire Council	Adrian	Cooper	Statutory Consultee
Birmingham and Black Country Biodiversity & Geodiversity Partnership	Alan	Cutler	Statutory Consultee



British Horse Society (West Midlands Branch)	Andrea	Jackman	Statutory Consultee
Birmingham Airport	Sir/Madam		Statutory Consultee
Good Energy Ltd	Sir/Madam		Statutory Consultee
Green Energy (Uk) PLC	Sir/Madam		Statutory Consultee
The British Wind Energy Association	Katie	Adderley	Statutory Consultee
Npower	Nick	Barnet	Statutory Consultee
British Telecommunications plc	Ian	Binks	Statutory Consultee
Warwickshire County Council	I G	Caulfield	Statutory Consultee
Second Sight Property (for British Gas)	J	Cutler	Statutory Consultee
British Gas	Mark	Duffell	Statutory Consultee
National Power	Trevor	Fitt	Statutory Consultee
Telford & Wrekin Council	Michael	Frater	Statutory Consultee
The Gas Transportation Company Ltd	Neal	Herbert	Statutory Consultee
Staffordshire County Council	Richard	Higgs	Statutory Consultee
Elf Pipeline Ltd	G	Jenkins	Statutory Consultee
Norton Canes Parish Council	W	Jones	Statutory Consultee
South Staffordshire Council, Planning and Strategic Services	Andrew	Johnson	Statutory Consultee
Planning Policy Manager	Jim	Newton	Statutory Consultee
Severn Trent Water	Karen	Martin	Statutory Consultee
South Staffordshire Water plc	A	Martin	Statutory Consultee
Midlands Electricity Plc	A	Potter	Statutory Consultee
Ionica	M	Priest	Statutory Consultee
Stafford Borough Council	David	Rawlings	Statutory Consultee
East Midlands Pipelines Ltd	K	Tideswell	Statutory Consultee
Lichfield City Council	P.D	Young	Statutory Consultee
Atlantic Electric and Gas	Sir/Madam		Statutory Consultee
Birmingham Planning Strategy Team	Sir/Madam		Statutory Consultee
Countrywide energy	Sir/Madam		Statutory Consultee

Dolphin Telecommunications	Sir/Madam		Statutory Consultee
Ecotricity	Sir/Madam		Statutory Consultee
EDF Energy	Sir/Madam		Statutory Consultee
Mobile Operators Association	Sir/Madam		Statutory Consultee
Mono Consultants Limited	Sir/Madam		Statutory Consultee
Powergen Retail Ltd	Sir/Madam		Statutory Consultee
Scottish and Southern Energy	Sir/Madam		Statutory Consultee
Scottish Hydro Electric	Sir/Madam		Statutory Consultee
Scottish Power	Sir/Madam		Statutory Consultee
West Midlands Strategic Health Authority	Sir/Madam		Statutory Consultee
Arts Council West Midlands	Hugh	James	Statutory Consultee
Homes and Communities Agency	Sir/Madam		Statutory Consultee
	Stephen	Winsper	Resident or Individual
	Steven	Preston	Resident or Individual
	Simon	Farrow	Resident or Individual
	Pauline	Clift	Resident or Individual
	Manfu	Singh	Resident or Individual
	Pam	Richardson	Resident or Individual
	Julie	Sandel	Resident or Individual
	Judith	Tye	Resident or Individual
	John	Rukomona	Resident or Individual
	Helen	Proffitt	Resident or Individual
	David	Grimley	Resident or Individual
	Bev	Simcox	Resident or Individual
	Barry	Caldwell	Resident or Individual
	Amanda	Walton	Resident or Individual
	Alan	Wood	Resident or Individual
	A	Croft	Resident or Individual
	P	Bailey	Resident or Individual

	Roy	Clark	Resident or Individual
		Cordell	Resident or Individual
	Karen	Cowley	Resident or Individual
	John & Katie	Cresswell-Plant	Resident or Individual
	Habiba	Jeewa	Resident or Individual
	Sharon	Lee	Resident or Individual
	Lyndsey	Mason	Resident or Individual
	Pat	Millichope	Resident or Individual
	Jean	Penketh	Resident or Individual
	Peter	Roberts	Resident or Individual
	Natasha	Saini	Resident or Individual
		Saunders	Resident or Individual
	Y	Sheward	Resident or Individual
	Tony	Steadman	Resident or Individual
	Alan	Venables	Resident or Individual
	A	Waheed	Resident or Individual
	Mole	Walker	Resident or Individual
		Whitehouse	Resident or Individual
	Scott	Wilcox	Resident or Individual
	D	Winn	Resident or Individual
	K	Adams	Resident or Individual
	Naeem	Ahmed	Resident or Individual
	John	Ashcroft	Resident or Individual
	G.S.	Bains	Resident or Individual
	John	Barnes	Resident or Individual
	Claire	Barry	Resident or Individual
	Malcolm	Barton	Resident or Individual
	Fred	Bell	Resident or Individual
	Lorraine	Bell	Resident or Individual

	Fatima	Beoum	Resident or Individual
	Doug	Birch	Resident or Individual
	Denise	Birkett	Resident or Individual
	Gemma	Blower	Resident or Individual
	C	Boneham	Resident or Individual
	D	Brewer	Resident or Individual
	D	Briggs	Resident or Individual
	Paul	Brooke	Resident or Individual
	James	Brookes	Resident or Individual
	Peter	Brown	Resident or Individual
	Alex	Burgess	Resident or Individual
	Peter	Burton	Resident or Individual
	E	Butterfield	Resident or Individual
	Ron	Carpenter	Resident or Individual
	Rachael	Clarke	Resident or Individual
	P.M.	Cole	Resident or Individual
	Mary	Connelly	Resident or Individual
	Janet	Cookson	Resident or Individual
	Lynda	Cooper	Resident or Individual
	P	Cottam	Resident or Individual
	Cynthia	Craddock	Resident or Individual
	Rachel	Crawford	Resident or Individual
	Caroline	Crolley	Resident or Individual
	G	Crowther	Resident or Individual
	Joanne	Danriels	Resident or Individual
	Sue	Davies	Resident or Individual
	B	Dickenson	Resident or Individual
	S	Dugher	Resident or Individual
	Terry	Edis	Resident or Individual

	Bill	Edwards	Resident or Individual
	Eileen	Edwards	Resident or Individual
	J	Evans	Resident or Individual
	M	Farooq	Resident or Individual
	Mark	Flatley	Resident or Individual
		Flynch	Resident or Individual
	S	Forsdike	Resident or Individual
	Christopher	Froggitt	Resident or Individual
	Karen	Gallier	Resident or Individual
	M	Garner	Resident or Individual
	Stephanie	Gilbert	Resident or Individual
	Maureen	Gough	Resident or Individual
	Torben	Grainger	Resident or Individual
	Caroline	Greenwood	Resident or Individual
	G	Gregory	Resident or Individual
	Terry	Gripton	Resident or Individual
	Susan	Hall	Resident or Individual
	Tracey	Harding	Resident or Individual
	A	Harrison	Resident or Individual
	M	Harrison	Resident or Individual
	Carlton	Turner	Resident or Individual
	Derek	Haycock	Resident or Individual
High Heath and Shelfield Residents Forum	Margaret	Hayes	Community or Other Organisation
	P	Hayward	Resident or Individual
	Jenny	Henney	Resident or Individual
	Hillardah	Henry	Resident or Individual
	Pauline	Heydon	Resident or Individual
	Ann	Hill	Landowner
	D.A.	Hitchman	Resident or Individual

	Sam	Holdcroft	Resident or Individual
	Robert	Hughes	Resident or Individual
	Manzoor	Hussain	Resident or Individual
	Matloob	Hussain	Resident or Individual
	Christopher	Jones	Resident or Individual
	Tariq	Khan	Resident or Individual
		Khan	Resident or Individual
	L.J.	Knight	Resident or Individual
	Dennis	Laham	Resident or Individual
	George	Lane	Resident or Individual
	C	Lavender	Resident or Individual
	Suzanne	Leonard	Resident or Individual
	S	Machin	Resident or Individual
	Mushaddique	Manik Miah	Resident or Individual
	Isabel	Mason	Resident or Individual
	Susan	Matthews	Resident or Individual
	Jacqueline	Miller	Resident or Individual
	Ali	Mohammed	Resident or Individual
	Andrew	Moult	Resident or Individual
	Alan	Murphy	Resident or Individual
	Georgina	Nankivell	Resident or Individual
	J	Nash	Resident or Individual
	R	Pandaal	Resident or Individual
	T	Parsons	Resident or Individual
	Ishmail	Patel	Resident or Individual
	Colin	Payton	Resident or Individual
	Richard	Peach	Resident or Individual
	D	Pearce	Resident or Individual
	Jackie	Plant M.B.E	Resident or Individual

	Dusan	Popratnjak	Resident or Individual
	Alan	Porter	Resident or Individual
	M	Pound	Resident or Individual
	Mark	Pulford	Resident or Individual
	John	Punch	Resident or Individual
	Bret	Quintan	Resident or Individual
	Abdul	Quyyam	Resident or Individual
	Ann May	Rice	Resident or Individual
	Colin	Roberts	Resident or Individual
	Shelia Anne	Roberts	Resident or Individual
	C	Roberts	Resident or Individual
	Charlie	Robertson	Resident or Individual
	Derek	Rogers	Resident or Individual
	Mejamur	Rohman	Resident or Individual
	Leslie	Rotheron	Resident or Individual
	George	Rowley	Resident or Individual
		Rowley	Resident or Individual
	George	Rowley B.E.M	Resident or Individual
	Sid	Smith	Resident or Individual
	Andy	Smith	Resident or Individual
	Florence	Smith	Resident or Individual
	Jeet	Sohal	Resident or Individual
	Ann	Strach	Resident or Individual
	J.A.	Taylor	Resident or Individual
	M	Thacker	Resident or Individual
	Suresh	Thaker	Resident or Individual
	S	Thaker	Resident or Individual
	Patricia	Thomas	Resident or Individual

	John	Till	Landowner
	Kenneth	Worley	Resident or Individual
	Emre	Ylmaz	Resident or Individual
	M	Akram	Resident or Individual
Willenhall Rotary Club	Alan	Cutterell	Community or Other Organisation
West Midlands HARP Planning Consortium	Rachel	Lim	Community or Other Organisation
Chief Engineers & Planning Officers Group (CEPOG)	Andrew	Donnelly	Community or Other Organisation
Community	Christine	Ankers	Community or Other Organisation
Community	Dennis	Pearson	Community or Other Organisation
Travel WM	David	Donaldson	Community or Other Organisation
Arts Consultant	Emma	Larkinson	Community or Other Organisation
Chief Engineers & Planning Officers Group (CEPOG)	Andrew	Donnelly	Community or Other Organisation
Walsall Society for the Blind	Amanda	Humphreys	Community or Other Organisation
HCA	Helen	Wilkes	Community or Other Organisation
Hattley Heath Initiative	Susan	Fallon	Community or Other Organisation
Willenhall Community Artist	Ira	Lightman	Community or Other Organisation
WECIC	Tony	Kemshall	Community or Other Organisation
Aaina Asian Women's Group (Walsall)	Sir/Madam		Community or Other Organisation
Atlas Project (c/o Black Country Consortium)	Sarah	Middleton	Community or Other Organisation
Walsall Wood Development Foundation	V	Upton	Community or Other Organisation
Bridging the Gap	Mike	Batchelor	Community or Other Organisation
Motor Vehicle Dismantler Association	D.	Wemyss	Community or Other Organisation
Walsall Deaf People's Centre	Ken	Whittingham	Community or Other Organisation
Distinctly Black Country (c/o Wolverhampton Arts and Heritage Service)	Paul	Quigley	Community or Other Organisation
Police	Rob Gessey		Community or Other Organisation
PRG	Rupy	Pandaal	Community or Other Organisation
PRG	Bob	Williams	Community or Other Organisation
Walsall Arthritis Care	Sheila	Withers	Community or Other Organisation



E2E Learners	Sir/Madam		Community or Other Organisation
Pool Hayes Youth Club	Wayne	Palmer	Community or Other Organisation
Represents Housing Tenants	Sir/Madam		Community or Other Organisation
Community	Susan	Peters	Community or Other Organisation
HCA	Tara	Willey	Community or Other Organisation
Walsall Fire Station	Nigel	Walker	Community or Other Organisation
Bangladeshi Progressive Society	Tarab	Ali	Community or Other Organisation
Willenhall Community Youth Foundation	Jan	Morgan	Community or Other Organisation
Bridging the Gap	Sir/Madam		Community or Other Organisation
	Sir/Madam		Community or Other Organisation
	Sir/Madam		Community or Other Organisation
ACSERG	Sir/Madam		Community or Other Organisation
African & Caribbean Social & Economic Regeneration Group	Sir/Madam		Community or Other Organisation
Afro Caribbean Community Association	Tracey	O'Loughlin	Community or Other Organisation
Age Concern	Sir/Madam		Community or Other Organisation
Albion Community Association	Sir/Madam		Community or Other Organisation
Bangladeshi Islamic Jain E Masjid Society	Sir/Madam		Community or Other Organisation
Bangladeshi Islamic Society	Sir/Madam		Community or Other Organisation
Bangladeshi Youth Organisation	Sir/Madam		Community or Other Organisation
Beechdale Community Housing Association	Sir/Madam		Community or Other Organisation
Black Sisters	Sir/Madam		Community or Other Organisation
Butts Muslim Society	Sir/Madam		Community or Other Organisation
Clayhanger Community Centre	Sir/Madam		Community or Other Organisation
Guru Nanak Sikh Temple	Sir/Madam		Community or Other Organisation
Guru Nanak Sikh Temple	Sir/Madam		Community or Other Organisation
Guru Nanak Sikh Temple	Sir/Madam		Community or Other Organisation
Guru Ravi Dass Temple	Sir/Madam		Community or Other Organisation
Guru Ravi Dass Temple	Sir/Madam		Community or Other Organisation

Guru Ravi Dass Welfare Association	Sir/Madam		Community or Other Organisation
Hindu Samaj Mandir	Sir/Madam		Community or Other Organisation
Holy Trinity C of E School	Sir/Madam		Community or Other Organisation
Indian Metro Muslim Youth Organisation	Sir/Madam		Community or Other Organisation
Indian Workers Association	Sir/Madam		Community or Other Organisation
Mandir Baba Balak Nath	Sir/Madam		Community or Other Organisation
Masjid E Umar	Sir/Madam		Community or Other Organisation
Multi Faith Forum	Sir/Madam		Community or Other Organisation
Muslim Education/ Cultural Trust	Sir/Madam		Community or Other Organisation
Muslim Information Centre	Sir/Madam		Community or Other Organisation
Muslim Welfare Society	Sir/Madam		Community or Other Organisation
Muslim Youth Association	Sir/Madam		Community or Other Organisation
New Deal for Communities	Sir/Madam		Community or Other Organisation
Pakistan Muslim Welfare Association	Sir/Madam		Community or Other Organisation
Pakistan Muslim Welfare Association	Sir/Madam		Community or Other Organisation
Palfrey Gujerati Muslim Community Assoc.	Sir/Madam		Community or Other Organisation
Pleck Bangladeshi Community Assoc.	Sir/Madam		Community or Other Organisation
Pleck Sikh Community Association	Sir/Madam		Community or Other Organisation
Service Users Council	Sir/Madam		Community or Other Organisation
Shree Mandir	Sir/Madam		Community or Other Organisation
Union of Bangladeshi Associations	Sir/Madam		Community or Other Organisation
Walsall Confederation of Community Organisations	Sir/Madam		Community or Other Organisation
Walsall Disability Forum	Sir/Madam		Community or Other Organisation
Walsall Hindu Forum	Sir/Madam		Community or Other Organisation
Walsall Neighbourhood Watch	Sir/Madam		Community or Other Organisation
Walsall Wood Methodist Church	Sir/Madam		Community or Other Organisation
West Midlands Transport Circle	Sir/Madam		Community or Other Organisation
Aldridge Community Centre	Jean	Ash	Community or Other Organisation
Shaheed Bhagat Singh Welfare Centre	Sarwan Singh	Bhart	Community or Other Organisation

Brownhills Local Committee	Doug	Birch	Community or Other Organisation
Manor Farm Community Association	Gary	Bird	Community or Other Organisation
Highgate Residents Action Group	A	Bradley	Community or Other Organisation
St Matthews, Birchills & Leamore	Angela	Carr	Community or Other Organisation
Bloxwich Community Partnership	Dave	Chell	Community or Other Organisation
Bangladeshi Islamic Cultural Association	Ahmed Salim	Choudhury	Community or Other Organisation
St. Gabriels Parish Church	TRH	Coyne	Community or Other Organisation
Walsall Youth Arts	Teresa	Culverwell	Community or Other Organisation
NACRO	Chris	Dare	Community or Other Organisation
Willenhall History Society	Horace	Davis	Community or Other Organisation
Leighswood North Residents Association	D.W.	Dawkins	Community or Other Organisation
Guru Nanak Education and Community Service Board	J.	Dehal	Community or Other Organisation
Fordbrook Community Association	Glenys	Fellows	Community or Other Organisation
Brownhills Community Association	Georgina	Fereday	Community or Other Organisation
Federation of Small Businesses	Carole-Anne	Fishwick	Community or Other Organisation
Walsall Central Townswomen's Guild	J.M.	Fussell	Community or Other Organisation
Churches Together in Walsall	Ray	Good	Community or Other Organisation
Clayhanger Methodist Church	RJ	Goode	Community or Other Organisation
Job Centre Plus. Black Country Regional Office	John	Hammond	Community or Other Organisation
Delves Baptist Church	Bryan	Harrison	Community or Other Organisation
Trades Union Council (TUC) Walsall	D.	Heath	Community or Other Organisation
CENTRA	Barbara	Hill	Community or Other Organisation
Brownhills & Walsall Wood Local History Society	Glyn	Holloway	Community or Other Organisation
Forest of Mercia Innovation Centre	Graham	Hunt	Community or Other Organisation
Chuckery Local Committee	Stephen	Joyce	Community or Other Organisation
Indian Muslim Forum	Musaji	Kasujee	Community or Other Organisation
Palfrey Gujerati & Muslim Association	M	Kasujeed	Community or Other Organisation
Black Country African Refugee Support Group	Sophie	Katsuva	Community or Other Organisation
International Friendly Organisation	P.	Kharabanda	Community or Other Organisation

BGPW Allotments Local Management Association	Les	Lacey	Community or Other Organisation
Alumwell Community Association	Hazel	Layland	Community or Other Organisation
Streetly Focus Team	Jo	Levine	Community or Other Organisation
Pleck Sikh Community Association	Amrik Singh	Malri	Community or Other Organisation
Treasure Not Trash	Beryl	Metcalf	Community or Other Organisation
Jalalabad Housing Association	Jitu	Miah	Community or Other Organisation
Breathing Space	Tony	Morgan	Community or Other Organisation
Chasewater Action Group		Onions	Community or Other Organisation
National Market Traders Federation	John	Paggett	Community or Other Organisation
Pool Hayes Community Association	J.	Parkes	Community or Other Organisation
Park Hall Community Association	Leslie	Partridge	Community or Other Organisation
Shree Ram Mandir Walsall Youth Society	Bhavensh	Patel	Community or Other Organisation
Masjid Al Farouq - Anjumane Ishaate Islam		Ismail	Community or Other Organisation
Mosque & Islamic Centre	Saeed ur	Rahman	Community or Other Organisation
Islamic Society of Britain	H.	Ravat	Community or Other Organisation
Masjid Committee Chuckery	A.	Razaq	Community or Other Organisation
Delves Community Association	John	Rennie	Community or Other Organisation
Pelsall Community Association	C.	Rhydderch	Community or Other Organisation
Rushall Local Committee	Ann	Rice	Community or Other Organisation
Ryecroft Local Committee	Ian	Robinson	Resident or Individual
Walsall and Wolverhampton Transport Users Advisory Committee	K H	Russell	Community or Other Organisation
Pelsall Villa Football Club	Roger	Sault	Community or Other Organisation
c/o Willenhall Housing Trust	Ian	Saville	Community or Other Organisation
Aldridge Brownhills Conservative Assoc. Headquarters	Richard	Shepherd	Member of Parliament
Beechdale Regeneration Partnership	B.D.	Sims	Community or Other Organisation
St Chads Vicarage	David	Sims	Community or Other Organisation
Willenhall Traders Association and Community Transport	Stanley	Taylor	Community or Other Organisation
Bangladeshi Welfare Association	Jamal	Uddin	Community or Other Organisation

Bangladeshi Workers Association	Anwar	Ullah	Community or Other Organisation
Fallings Heath Local Committee	Rashid	Varachhia	Community or Other Organisation
Hindu Forum	Manu	Vyas	Community or Other Organisation
Walsall & Aldridge Green Party	Rob	Walter	Community or Other Organisation
Highgate Community Association	Pat	Washington	Community or Other Organisation
Walsall CAMRA	Keith	Watkins	Community or Other Organisation
Walsall Community Empowerment Network	Ian	Willets	Community or Other Organisation
Aldridge Local History Society	Andrew	Wood	Community or Other Organisation
Anjuman e Ishaat e Islam	Sir/Madam		Community or Other Organisation
Safer Walsall Borough Partnership	Sir/Madam		Community or Other Organisation
Union of Muslim Organisations	Sir/Madam		Community or Other Organisation
Strategic Race Equality Partnership	Stuart	Anthony	Community or Other Organisation
Bar Beacon Language College	M R	Gabiani	Public service provider e.g. education establishment, health etc
Blue Coat CoE Comprehensive School	C	Abbott	Public service provider e.g. education establishment, health etc
Blue Coat Junior School	Margaret	Carter	Public service provider e.g. education establishment, health etc
Brownhills Comprehensive School	A.	Jarrett	Public service provider e.g. education establishment, health etc
College of Continuing Education	Asian Arts and Culture		Public service provider e.g. education establishment, health etc
Croft Community Primary School	Elaine	Perrins	Public service provider e.g. education establishment, health etc
Frank F Harrison School		Grace	Public service provider e.g. education establishment, health etc
Fullbrook Nursery School	Elaine	Stringer	Public service provider e.g. education establishment, health etc
Hillary Street JMI School	Sir/Madam		Public service provider e.g. education establishment, health etc
Joseph Leckie Community Technology College	K	Whittlestone	Public service provider e.g. education establishment, health etc
Park Hall Junior School	P.H	Griffin	Public service provider e.g. education establishment, health etc
Pinfold Street JMI School	I. P.	Hankinson	Public service provider e.g. education establishment, health etc

Queen Mary's Grammar School	K.G.	Howard	Public service provider e.g. education establishment, health etc
Queen Mary's High School	Ann	Denny	Public service provider e.g. education establishment, health etc
Shire Oak School	C.M.	Bryan	Public service provider e.g. education establishment, health etc
Watling Street JMI	J	Monckton	Public service provider e.g. education establishment, health etc
Willenhall School Sports College	V	Till	Public service provider e.g. education establishment, health etc
Willenhall Comp	K	Merrall	Public service provider e.g. education establishment, health etc
Pool Hayes			Public service provider e.g. education establishment, health etc
St Thomas Moore	Marie	Stokes	Public service provider e.g. education establishment, health etc
St Giles	R L	Travis	Public service provider e.g. education establishment, health etc
Fibbersley	Joanna	Austin	Public service provider e.g. education establishment, health etc
Barcroft	Bal		Public service provider e.g. education establishment, health etc
Pool Hayes Secondary School	Chris	Terrell	Public service provider e.g. education establishment, health etc
Fire Service	Alan	Paxton	Darlaston and Willenhall Contact
Walsall Housing Group	Mark	Tranter	Darlaston and Willenhall Contact
Walsall Disability Forum	Michelle		Darlaston and Willenhall Contact
Black Country Chamber of Commerce and Industry	Susan	Cyster	Darlaston and Willenhall Contact
3 properties on King St (top end)		Chan	Darlaston and Willenhall Contact
Darlaston Library	Lesley	Chomyk	Darlaston and Willenhall Contact
Rubery Owen (Various)	David	Owen	Darlaston and Willenhall Contact
Walsall Housing Group	Sara	Jovicich	Darlaston and Willenhall Contact
Walsall Golf Club		Harding	Darlaston and Willenhall Contact
Making People Happy Ltd (Innovation Works)	Tina	Hellings	Darlaston and Willenhall Contact
NEET's	Jane	Woodall	Darlaston and Willenhall Contact
Accord Housing Association	Jas	Bains	Darlaston and Willenhall Contact

Community Transport Walsall	John	Elliot	Darlaston and Willenhall Contact
Walsall Civic Society	John	French	Community or Other Organisation
Asda Darlaston	John	Bonhomme	Darlaston and Willenhall Contact
Walsall Housing Group	Julie	Elwell	Darlaston and Willenhall Contact
Chair Darlaston Town Centre Partnership	Keith	Middleton	Darlaston and Willenhall Contact
Innovation Centre	Kally	Bhatti	Darlaston and Willenhall Contact
Salisbury Primary School - Head Teacher	Mike	Wheeler	Darlaston and Willenhall Contact
Moxley Peoples Centre/PRG member/Chair Moxley PRG	Fred	Gleeson	Community or Other Organisation
Innovation Centre	Natalie	Jones	Darlaston and Willenhall Contact
All Saints Darlaston		Perkinson	Darlaston and Willenhall Contact
Kings Hill Primary	Simon	Titchener	Darlaston and Willenhall Contact
Old School Church		Perrins	Darlaston and Willenhall Contact
Pinfold St Primary	Ian	Hankinson	Darlaston and Willenhall Contact
Rough Hay Primary	Mark	Klebot	Darlaston and Willenhall Contact
Rowley View Nursery	Ginnette	Smith	Darlaston and Willenhall Contact
St Josephs RC Catholic Primary	Kevin	Mee	Darlaston and Willenhall Contact
Darlaston Market	Rob	Cooper	Darlaston and Willenhall Contact
Walsall Lifelong Learning Alliance (WLLA)	Karen	Donoghue	Darlaston and Willenhall Contact
Walsall Tenants and Residents Federation/Darlaston Community Association	Sandra	Borland	Darlaston and Willenhall Contact
Darlaston All Active	Sharon	Felton	Darlaston and Willenhall Contact
Grace Foundation	Steve	Chase	Darlaston and Willenhall Contact
Surestart	Naseerah	Matora	Darlaston and Willenhall Contact
Midwest Lemforder Ltd	Terence	Somerfield	Darlaston and Willenhall Contact
Accord Housing Association	Wendy	Powell	Darlaston and Willenhall Contact
NHS Walsall/PCT	Yvonne	Thomas	Darlaston and Willenhall Contact
Grace Academy	Yvonne	Perry	Darlaston and Willenhall Contact
Regent Engineering	Alan	Shaw	Darlaston and Willenhall Contact
Burntwood Town Council	Mary	Danby	Parish Council

Essington Parish Council	C	Gracey	Parish Council
Hammerwich Parish Council	Stan	Harper	Parish Council
Shenstone Parish Council	Sue	Nelson	Parish Council
Norton Canes Parish Council	L	Florence	Parish Council
Planning Potential	Tom	Woolmer	Planning Agent or Consultant
FFT Planning, Friends, Families and Travellers and Traveller Law Reform Project	Steve	Staines	Community or Other Organisation
NJL Consulting	Justine	Entezari	Planning Agent or Consultant
	J	Carley	Resident or Individual
Mid West Planning Ltd	Phil	Plant	Planning Agent or Consultant
Knight Frank	David	Staniland	Planning Agent or Consultant
Knight Frank	Andy	MucMullan	Planning Agent or Consultant
Lovell Partnerships Ltd	Nicola	Colley	Developer or Investor
Lovell Partnerships Ltd	Mark	Rees	Developer or Investor
Fsquard LTD	Stuart	Morris	Planning Agent or Consultant
Colliers International	Anthony	Aitken	Planning Agent or Consultant
NTR Planning	Mark	Tombs	Planning Agent or Consultant
St John's Pleck & Bescot	Gennie	Evans	Resident or Individual
Natural England	Zoe	Buddle	Statutory Consultee
Brooke Smith Planning	Andrea	Caplan	Planning Agent or Consultant
Roger Tym & Partners	Chris	Quinsee	Planning Agent or Consultant
Environment Agency	Laura	Perry	Statutory Consultee
DPDS	Diane	Bowyer	Planning Agent or Consultant
Bruton Knowles	Robert	Anthony	Planning Agent or Consultant
F.R.Heydon	Roy	Heydon	Business
Accord Group	Lynne	Hill	Other
Lynx Euro Management	Robin	Arnold	Land & Property Agent or Surveyor



Church Lukas	William	Whitelaw	Land & Property Agent or Surveyor
Savills	Tim	Price	Land & Property Agent or Surveyor
W A Lane	David	Lane	Business
Chiquito's Restaurant	Karan	Bhopla	Business
GL Hearn	Marilyn	Taub	Planning Agent or Consultant
	Robin	Arnold	Landowner
Oldbury Fire Safety Centre			Community or Other Organisation
	L.J and S.	Steatham	Resident or Individual
Black Country Chamber of Commerce	Charlotte	Ritchie	Business
	Clive	Narrainen	Resident or Individual
CFP	Adrian	Spray	Planning Agent or Consultant
	Russell	Armitage	Resident or Individual
St Modwen Developments Ltd	Mike	Timmins	Planning Agent or Consultant
St Modwen Developments Ltd	Richard	Hickman	Planning Agent or Consultant
Tweeddale	Graham	Parkes	Planning Agent or Consultant
Delta Planning	Karin	Hartley	Planning Agent or Consultant
William Davis Ltd	Robert	Jays	Developer or Investor
Northern Trust	Joanna	Hoole	Developer or Investor
Tyler-Parkes	Helen	Winkler	Planning Agent or Consultant
Jon Flowith and Partners	Jon	Flowith	Land & Property Agent or Surveyor
Drivers Jonas Deloitte	Fiona	Brereton	Planning Agent or Consultant
Fusion Online Limited	Amanda	Scott	Planning Agent or Consultant
Stewart Ross Associates/DevPlan	Laura	Ross	Planning Agent or Consultant
Jones Day	Jones	Day	Other
Black Country Local Enterprise Partnership (LEP)	Sarah	Middleton	Statutory Consultee

Richard Cobb Planning	Richard	Cobb	Planning Agent or Consultant
WYG Planning and Design	Neil	Denison	Planning Agent or Consultant
	J	Wilkes	Landowner
		Yates	Landowner
		Wollam	Landowner
	L	Yates	Landowner
Gregory Gray Associates			Planning Agent or Consultant
Morrison's Planning Specialists			Planning Agent or Consultant
Walsall Council Leisure & Community Health	Chris	Holliday	Public service provider e.g. education establishment, health etc
Walsall Children's Services, Serco	Denis	O'Rourke	Public service provider e.g. education establishment, health etc
BRE Global Ltd	Tom	Hyde	Planning Agent or Consultant
	Ruth Marilyn	Smith	Landowner
Bellway West Midlands Ltd	Fergus	Thomas	Developer or Investor
Asset Management Matters	Mark	Loveday	Other
Savills	Rebecca	Housam	Land & Property Agent or Surveyor
Savills	Heather	Lindley	Land & Property Agent or Surveyor
	Malcolm	Griffiths	Community or Other Organisation
Cooke Brothers Limited	David	Cooke	Business
Kirkwells	Michael	Wellock	Planning Agent or Consultant
Brooke Smith Planning Consultants Ltd	Keir	Price	Planning Agent or Consultant
BPN Architects	Russell	Morriss	Planning Agent or Consultant
Cameron Homes Ltd	Louise	Dwyer	Developer or Investor
Bellway Homes Ltd	Gary	Hooper	Developer or Investor
Chase Planning Services	Adam	Sheriff	Planning Agent or Consultant
BR Testing	Jim Boyes		Planning Agent or Consultant
BR Testing	Daniel	Jay	Planning Agent or Consultant
	Michael	Baynton	Planning Agent or Consultant

Barnet Ratcliffe Partnership	Ray	Barnett	Planning Agent or Consultant
	Kevin	Bramwell	Planning Agent or Consultant
DAVID G BARTON LTD	David	Barton	Planning Agent or Consultant
	Julie	Morgan	Planning Agent or Consultant
Rush Davis Design Partnership	Doug	Eburah	Planning Agent or Consultant
INC Design Associates Ltd	Chris	Jones	Planning Agent or Consultant
Design syntax			Planning Agent or Consultant
Cerda Planning Limited	Alison	Clack	Planning Agent or Consultant
BNP Paribas Real Estate UK	Clare	Hill	Planning Agent or Consultant
BNP Paribas Real Estate UK	Peter	Monks	Planning Agent or Consultant
	Maurice	Cotton	Planning Agent or Consultant
	Graham	Field	Planning Agent or Consultant
NSW ARCHITECTS	Ian	Nelson	Planning Agent or Consultant
Geoff Perry Associates Limited			Planning Agent or Consultant
Gould Singleton Associates	Stephen	Bullock	Planning Agent or Consultant
CTD	Cy	Treen	Planning Agent or Consultant
Fisher German	Tom	Armfield	Planning Agent or Consultant
Indigo Planning	David	Graham	Planning Agent or Consultant
ADM Surveyors Ltd			Planning Agent or Consultant
HTW Designs	Harry	Woodrow	Planning Agent or Consultant
Plot Design Solutions	Gary	Jones	Developer or Investor
Brighton & Hove City Council	Steve	Tremlett	Local Authority
Pleck Residents Group	Steve	Moult	Community or Other Organisation
Friends of Pleck Park	Steve	Moult	Community or Other Organisation
Kingsley Klub	Steve	Moult	Community or Other Organisation
Rapleys LLP	Anthony	Pharoah	Planning Agent or Consultant
PWF Architectural Services	Paul	Flannery	Planning Agent or Consultant
CT Planning	Philippa	Kreuser	Planning Agent or Consultant
CGMS	Charlotte	Morphet	Planning Agent or Consultant

WYG	Louise	Darch	Planning Agent or Consultant
West Midlands Building Control Ltd	John	Griffiths	Planning Agent or Consultant
Walsall Partnership	Ranjit	Kaur	Other
Walsall Partnership	John	Morris	Other
Walsall Partnership			Other
Walsall Partnership	Denise	Perry	Other
Walsall Partnership	Lyndon	Parkes	Other
Walsall Partnership	Nicola	Holmes	Other
Integrated Design & Associates Limited	Anu	Sikka	Planning Agent or Consultant
Bouygues Development	Rachel	Macklin	Developer or Investor
Thomas Vale Construction	Mike	Thompson	Developer or Investor
Cranford Developments	Matt	Parry	Developer or Investor
Canal & River Trust	Wendy	Tomlinson	Developer or Investor
MJRiba	John	Mason	Planning Agent or Consultant
ST Modwen			Developer or Investor
CP Bigwood (Correspondance for CFS46-49 send to ID:2115)	Gill	Brown	Land & Property Agent or Surveyor
Network Rail	Jill	Stephenson	Statutory Consultee
Turley Associates	Kathryn	Young	Planning Agent or Consultant
West Midlands HARP Planning Consortium (C/O Tetlow King Planning)	James	Durant	Planning Agent or Consultant
Peacock and Smith	Lucie	Jowett	Planning Agent or Consultant
1st Aldridge/36th Walsall Scouts			Community or Other Organisation
1st Pelsall (11th Walsall Scouts)			Community or Other Organisation
2nd Streetly/20th Sutton Coldfield West Scouts			Community or Other Organisation
4th Darlaston Scout Group			Community or Other Organisation
6th Walsall Scouts			Community or Other Organisation
Aldridge 55 Club			Community or Other Organisation
Aldridge Sailing Club			Community or Other Organisation
Aldridge Youth Theatre			Community or Other Organisation

B-Cass Disabled Centre			Community or Other Organisation
Beechdale Sons & Daughters of Rest			Community or Other Organisation
Bentley over 60's Club			Community or Other Organisation
Benton's Sons of Rest			Community or Other Organisation
Blakenall Sporting Club			Community or Other Organisation
Bloxwich Community Partnership			Community or Other Organisation
Bloxwich Community Partnership			Community or Other Organisation
Bloxwich Sports Club			Community or Other Organisation
British Polio			Community or Other Organisation
Brownhills Canoe Club/ Brownhills Community Association			Community or Other Organisation
Brownhills Community Association			Community or Other Organisation
Brownhills Community Association			Community or Other Organisation
Clayhanger Village Association			Community or Other Organisation
Collingwood Centre Limited			Community or Other Organisation
Darlaston Community Association			Community or Other Organisation
Darlaston Community Association			Community or Other Organisation
Darlaston Town Football Club			Community or Other Organisation
Elderly Persons Centre			Community or Other Organisation
Forest Community Association			Community or Other Organisation
Frank F Harrison Community Association			Community or Other Organisation
Frank F Harrison Community Association			Community or Other Organisation
Frank F Harrison Community Association			Community or Other Organisation
Grange Playhouse			Community or Other Organisation
Green Rivers Community Association			Community or Other Organisation
Kingsley Fellowship Club			Community or Other Organisation
Leamore Park Sons of Rest			Community or Other Organisation
Leckie Sons of Rest			Community or Other Organisation
Manor Farm Community Association			Community or Other Organisation

Old Hall People's Partnership	Denise	Birkett	Community or Other Organisation
Old Hall People's Partnership			Community or Other Organisation
Old Hall People's Partnership			Community or Other Organisation
Old Hall People's Partnership			Community or Other Organisation
Palfrey Community Association (inc. Palfrey Youth Project)			Community or Other Organisation
Palfrey Sons of Rest			Community or Other Organisation
Park Hall Community Association			Community or Other Organisation
Pheasey Park Farm Community Association			Community or Other Organisation
Pleck Amateur Boxing Club			Community or Other Organisation
Pleck Sons of Rest			Community or Other Organisation
Reedswood Sons of Rest			Community or Other Organisation
Rushall Cricket Club			Community or Other Organisation
Rushall Olympic Football Club			Community or Other Organisation
Ryecroft NRC			Community or Other Organisation
Samaritans			Community or Other Organisation
School Foundation - Cooper and Jordan			Community or Other Organisation
Scout Association Corporation			Community or Other Organisation
Sea Cadet Corps Walsall Unit 346			Community or Other Organisation
Sons of Rest			Community or Other Organisation
Sporting Khalsa Football Club			Community or Other Organisation
TA&VR for the West Midlands			Community or Other Organisation
The Streetly Association			Community or Other Organisation
Tots Care			Community or Other Organisation
Union of Muslim Organisations			Community or Other Organisation
Walsall Black Sisters			Community or Other Organisation
Walsall Citizens Advice			Community or Other Organisation
Walsall Domestic Violence Forum			Community or Other Organisation
Walsall Voluntary Action	Tim	Marren	Community or Other Organisation
Walsall Wood Football Club			Community or Other Organisation

Willenhall Healthy Living Centre (CHART)			Community or Other Organisation
RCA Regeneration	Danielle	Brill	Planning Agent or Consultant
F Martin & Son Ltd	Peter	Taylor	Business
Rapleys	Tim	Cropper	Planning Agent or Consultant
Apex Ecology Limited			Planning Agent or Consultant
Ecoline			Planning Agent or Consultant
Land Care Associates			Planning Agent or Consultant
Middlemarch Environmental Ltd			Planning Agent or Consultant
	Christopher	Smith	Planning Agent or Consultant
	Jackie	Underhill	Planning Agent or Consultant
East Staffordshire Borough Council			Local Authority
Tamworth Borough Council			Local Authority
North Warwickshire Borough Council			Local Authority
Greater Birmingham and Solihull Local Enterprise Partnership			Other
Coventry and Warwickshire			Other
The Marches LEP			Other
Hinckley and Bosworth Borough Council			Local Authority
Office of Rail and Road	Anneli	Harrison	Public agency / organisation
Transport for London			Other
Birmingham and Black Country Wildlife Trust (Local Nature Partnership)	Chris	Parry	Public agency / organisation
WPDS	John	Washbrook	Planning Agent or Consultant
CaterQuotes Ltd	Chris	Wright	Landowner
Barratt Homes	Andrew	Brown	Developer or Investor
Harris Lamb	Gert	Corfield	Land & Property Agent or Surveyor
GVA Grimley	Tim	Evans	Land & Property Agent or Surveyor
National Grid (AMEC)	Damien	Holdstock	Other
Peacock and Smith	Lucie	Jowett	Planning Agent or Consultant
Sport England	Bob	Sharples	Statutory Consultee

Harris Lamb	Suki	Kaur	Land & Property Agent or Surveyor
Coal Authority	Debra	Roberts	Public agency / organisation
Dudley and Walsall Mental Health Trust NHS	Jacky	O'Sullivan	Public service provider e.g. education establishment, health etc
Walsall Healthcare NHS Trust	Debbie	Hill	Public service provider e.g. education establishment, health etc
Walsall PCT	Julian	Rainsford	Public service provider e.g. education establishment, health etc
Walsall College	Deb	Rajania	Landowner
	D	Hargreaves	Resident or Individual
	RS	Cope	Resident or Individual
	Phil	Hayes	Resident or Individual
	John	Kendrick	Resident or Individual
Walsall Council	Jennie	Jones	Community or Other Organisation
Walsall Council	Michael	Spearman	Community or Other Organisation
Willenhall Lane Caravan Site Residents Association	Margaret	McDonagh	Community or Other Organisation
Association of Black Country Authorities	Laura	Shoaf	Community or Other Organisation
	Michael	Southwick	Resident or Individual
	Alan	Winser	Resident or Individual
Capgemini UK Plc	Farooq	Asif	Resident or Individual
	Malcolm	Case	Resident or Individual
	Paul	Jarvis	Resident or Individual
	Richard	Fowler	Resident or Individual
	Mike	Payne	Resident or Individual
	Judith	Deeley	Resident or Individual
	Paul	Stone	Resident or Individual
	Glynis	Cooke	Resident or Individual
	Guy	Svensson-Lockley	Resident or Individual
	Yunus	Aswat	Resident or Individual
	Marie-Therese	Ayodele	Resident or Individual



Quod	Nick	Hollands	Planning Agent or Consultant
KDH Associates	Kirsty	Hall	Planning Agent or Consultant
		Holley	Resident or Individual
	John	Teather	Resident or Individual
Bloxwich Carnival	Terry	Bate	Community or Other Organisation
Brownhills Community Association	Fran	Hodgkinson	Community or Other Organisation
	Linda	Mason	Resident or Individual
	Aiden	McHaffie	Resident or Individual
	Pauline	Bird	Resident or Individual
	B	Poxon	Resident or Individual
	Sim	Mayou	Resident or Individual
	Maureen	Payton	Resident or Individual
Thomas Vale Construction	Ken	Jones	Developer or Investor
Thomas Eggar LLP	Nicola	Gooch	Business
	Bill	Ellens	Resident or Individual
	Deborah	Doyle	Resident or Individual
Savills	Harry	Morgan-Manley	Planning Agent or Consultant
	Linda	Wiseman	Resident or Individual
St Matthew's Church	Colin	Gibson	Resident or Individual
	Andrew	Hill	Resident or Individual
	George	Forrest	Resident or Individual
	Judith	King	Resident or Individual
	Kevin	Davis	Community or Other Organisation
	Sarah	Jones	Resident or Individual
	Carol	Li	Resident or Individual
Kirby Development Services Ltd	Steve	Kirby	Resident or Individual
	Dan	Bradley	Resident or Individual
	Margareta	Csiszar	Business
	Rickey	Sweeney	Resident or Individual

	Denis	Latham	Other
	Ashella	Nettleford	Other
Walsall Council	Keith	Nye	Local Authority
Walsall Council	Tracy	Simcox	Local Authority
Walsall Council	Andy	Rust	Local Authority
Murdoch Planning	Agnus	Murdoch	Planning Agent or Consultant
	Geraldine	Child	Resident or Individual
	JN	Gray	Resident or Individual
	B	Sweeney	Resident or Individual
	Linda	Bird	Resident or Individual
	Colin	Hill	Resident or Individual
	Catherine	Lister	Resident or Individual
	Susanna	Gibbs	Resident or Individual
	Jimm	Rennie	Resident or Individual
	Shamina	Igauser	Resident or Individual
	D	Roden	Resident or Individual
	Michelle	Clare	Resident or Individual
Joseph Leckie Academy	Ros	Clewes	Public service provider e.g. education establishment, health etc
	Mick	Rhodes	Resident or Individual
MVA	Dal	Purba	Business
	A	Meah	Resident or Individual
	T	Atkinson	Resident or Individual
	M	Goode	Resident or Individual
	Sarah	Breckles	Resident or Individual
	Nazia	Ashraf	Resident or Individual
	Carolyn	Sainsbury	Resident or Individual
	Diane	Sainsbury	Resident or Individual
	Derek	Harze	Resident or Individual

	Leanne	Rooke	Resident or Individual
	Teresa	Causer	Resident or Individual
	James and Kat	Stevenson	Resident or Individual
	Martin	Cain	Resident or Individual
		Hausworth	Resident or Individual
Middletons Paper	Leonard	Middleton	Business
Accord Housing	Alan	Yates	Developer or Investor
DWF	Zo	Hoida	Land & Property Agent or Surveyor
Revelan UK	Andy	Dodson	Land & Property Agent or Surveyor
	Steve	Wilkinson	Resident or Individual
	Sonya	Hill	Resident or Individual
	D	Bates	Resident or Individual
	M.W.	Chaplin	Resident or Individual
	J	Whitehouse	Resident or Individual
	R	Simmonds	Resident or Individual
	Mike	Cassell	Resident or Individual
	Fiona	Mason	Resident or Individual
	Dennis	Roberts	Resident or Individual
	Donovan	Campbell	Resident or Individual
Coppice Plant Ltd	Claire	Wyatt	Business
Aspect Contracts Ltd	Daniel	Pitts	Business
Brian Shaler	Brian	Shaler	Business
O-Gen UK Ltd	Des	Mitchell	Developer or Investor
Centro	Jonathan	Haywood	Developer or Investor
The Thomas Project	Nichola	Thomas	Community or Other Organisation
	A	Beardwood	Resident or Individual
	Stanley	Butler	Resident or Individual
Dial-a-Part Ltd	Khalid	Mahmood Khan	Business
High Street Metals	Sir/ Madam		Business

Springvale Metals	Sir/ Madam		Business
Walsall Iron & Steel Ltd	Sir/ Madam		Business
Woden Metals	Sir/ Madam		Business
Ibstock Group Limited	Rob	Donnelly	Business
Kingswood Homes	Shaun	Hussey	Developer or Investor
Hope Construction Materials	Sir/Madam		Business
The Showmen's Guild of Great Britain	Lynn	Fleetwood	Community or Other Organisation
Walsall Council	Gerald	Nembhard	Community or Other Organisation
Walsall Disability Forum	Michelle	Small	Community or Other Organisation
CBRE	Nick	Waddington	Land & Property Agent or Surveyor
CBRE	Richard	Meering	Land & Property Agent or Surveyor
CBRE	Paul	Cook	Land & Property Agent or Surveyor
Darby Keye	James	Darby	Land & Property Agent or Surveyor
Colliers	Craig	Satchwell	Land & Property Agent or Surveyor
Colliers	Andy	Delaney	Land & Property Agent or Surveyor
DTZ	Jonathan	Robinson	Land & Property Agent or Surveyor
DTZ	Simon	Lloyd	Land & Property Agent or Surveyor
GVA	Barry	Riley	Land & Property Agent or Surveyor
GVA	David	Nock	Land & Property Agent or Surveyor
GVA	Sam	Lawrence	Land & Property Agent or Surveyor
GVA	Tesni	Thacker	Land & Property Agent or Surveyor
GVA	Mark	Ingram	Land & Property Agent or Surveyor
Jones Lang LaSalle	Carl	Durrant	Land & Property Agent or Surveyor
Jones Lang LaSalle	Adam	McGuinness	Land & Property Agent or Surveyor
Cushman & Wakefield	David	Binks	Land & Property Agent or Surveyor
Lambert Smith Hampton	Cris	Maxim	Land & Property Agent or Surveyor
Lambert Smith Hampton	Alex	Carr	Land & Property Agent or Surveyor
Knight Frank	Rob	Taylor	Land & Property Agent or Surveyor
Knight Frank	Jon	Ryan-Gill	Land & Property Agent or Surveyor

Knight Frank	Ben	Wisher	Land & Property Agent or Surveyor
Knight Frank	Ashley	Hudson	Land & Property Agent or Surveyor
Savills	Barry	Allen	Land & Property Agent or Surveyor
Savills	Andrew	Bull	Land & Property Agent or Surveyor
NRS	Robert	Rae	Land & Property Agent or Surveyor
Bulleys	James	Bird	Land & Property Agent or Surveyor
Bulleys	Angela	Holland	Land & Property Agent or Surveyor
Bulleys			Land & Property Agent or Surveyor
Bulleys	Steve	Perriton	Land & Property Agent or Surveyor
Lamonts	Andrew	Butler	Land & Property Agent or Surveyor
Lamonts	Matthew	Pochin	Land & Property Agent or Surveyor
Dowley Turner	John	Allan	Land & Property Agent or Surveyor
Mott MacDonald	Ashley	Taylor	Land & Property Agent or Surveyor
Mott MacDonald	Richard	Green	Land & Property Agent or Surveyor
Opus Land	Richard	Smith	Land & Property Agent or Surveyor
Opus Land	Gareth	Williams	Land & Property Agent or Surveyor
Godwin Developments	Stuart	Pratt	Land & Property Agent or Surveyor
Nurton Developments	Rupert	Young	Land & Property Agent or Surveyor
Henry Boot	Dean	Thompson	Land & Property Agent or Surveyor
Bericote	Simon	Spencer	Land & Property Agent or Surveyor
Balfour Beatty	Les	Wild	Land & Property Agent or Surveyor
Balfour Beatty	Chris	Whitehead	Land & Property Agent or Surveyor
Wilmott Dixon	Edward	Reynolds	Land & Property Agent or Surveyor
Wilmott Dixon	Stephen	Corbett	Land & Property Agent or Surveyor
Hansteen	Adam	Smith	Land & Property Agent or Surveyor
Hansteen	Caroline	Norton	Land & Property Agent or Surveyor
Thomas Lister	Chris	Thomas	Land & Property Agent or Surveyor
Prologis	Alan	Sarjant	Land & Property Agent or Surveyor
Gazeley	Hugh	Chesterton	Land & Property Agent or Surveyor

Gazeley	Phil	Oakley	Land & Property Agent or Surveyor
Northern Trust	Mike	Grindrod	Land & Property Agent or Surveyor
Bond Wolfe	James	Mattin	Land & Property Agent or Surveyor
Bond Wolfe	Paul	Bassi	Land & Property Agent or Surveyor
Fraser Wood	Stephen	Smith	Land & Property Agent or Surveyor
Fraser Wood	Alan	Gough	Land & Property Agent or Surveyor
Industrial Agency Society (Shedshifters)	Jonathan	Robinson	Land & Property Agent or Surveyor
Residential Developments Agent Society	Crispin	Topping	Land & Property Agent or Surveyor
Residential Developments Agent Society	Sarah	Ward	Land & Property Agent or Surveyor
Office Agents Society	Shaun	Wolfe	Land & Property Agent or Surveyor
Office Agents Society	Matthew	Long	Land & Property Agent or Surveyor
Shop Agents Society	Hayley	Gisborne	Land & Property Agent or Surveyor
	Robin	Birch	Land & Property Agent or Surveyor
Tesco Stores Limited Manager	Pete	Bailey	Business
WM Morrisons Supermarket	Mark	Jacques	Business
Asda	Charles	Page	Business
The British Land Corporation Ltd	Dan	Clark	Developer or Investor
Kier Property	James	Nicholson	Developer or Investor
Upward Developments	Simon	Griffiths	Developer or Investor
Cordwell Property	Tom	Wilcox	Developer or Investor
Jessup Developments	Clive	Jessup	Landowner
	Harry	Dabbs	Landowner
Drolinvestments	Mike	Lord	Landowner
AEW UK	Nick	Winsley	Landowner
GH Stafford	Paul	Stafford	Landowner
	Peter	Khosla	Landowner
AEW UK	Rachel	McIsaac	Landowner
Manor Hospital	Richard	Kirby	Landowner
Status Associates Ltd	Prem	Kharabanda	Landowner

Topland Group	Steve	Pope	Landowner
HCA	Stuart	Buckley	Landowner
Western Trading	Sunny	Singh	Landowner
Savills	Jennifer	Kitson	
Walsall Teaching Primary Care Trust	Tony	Gallagher	Statutory Consultee
Walsall Teaching Primary Care Trust	Yvette	Sheward	Statutory Consultee

## PO Additional Contacts

Company Name	First Name	Last Name	Contact Type
Turley Associates	Rhianon	Boulton	Planning Agent or Consultant
idplanning	Jeremy	Williams	Land & Property Agent or Surveyor
Walsall Group of the Ramblers	Dick	Turton	Community or Other Organisation
University of Birmingham	Mike	Beazley	Resident or Individual
Wolverhampton City Council Archaeology	Eleanor	Ramsey	Public service provider e.g. education establishment, health etc
	Angela & Peter	Sunley	Resident or Individual
Ashmore Properties	Chris	Ashmore	Land & Property Agent or Surveyor
	Alan	James	Resident or Individual
	Ismail	Mohammed	Resident or Individual
	H	Tarajia	Resident or Individual
	Asha	Patel	Resident or Individual
	C	Cooper	Resident or Individual
Accord Indesign		Lxumaraguru	Planning Agent or Consultant
Midland Pressure Diecasting Ltd	Dip	Patel	Business
Churches Together in Walsall	Patrick	Kelly	Charity
	Kanti	Patel	Resident or Individual
	J	Cooper	Resident or Individual
Walsall Housing Group	Latisha	Dhir	Landowner
	Vivian & John	Fairbank	Resident or Individual
Walsall Borough Safety Advisory Group	Campbell	Gray	Public agency / organisation
	Arthur	Till	Landowner
	Darren	Walsh	Resident or Individual
DMR Services Ltd	David	Miller	Resident or Individual



	Patrick	Hanlon	Resident or Individual
	Philippa & Patricia	Hands	Resident or Individual
	David	Foskett	Resident or Individual
	Wendy	Davies	Resident or Individual
	Jackie	Wilson	Resident or Individual
	Jonathan	Emery	Resident or Individual
	Keith	Povall	Resident or Individual
	Gill	Bland	Resident or Individual
	Tony	Marshall	Resident or Individual
	Brenda	Jarvis	Resident or Individual
	Robin	Whitehouse	Resident or Individual
L B Parkes	Steve	Gulley	Business
	David	Winders	Resident or Individual
	Colin	Laurie	Resident or Individual
	Sarah	Cartwright	Resident or Individual
	Heather	Jones	Resident or Individual
	Robert	Saddler	Resident or Individual
	Barry	Richards	Resident or Individual
	D A & B M	Carr	Resident or Individual
		Kendrick	Resident or Individual
Sadler Clocks	R.E	Sadler	Business
	Susan & David	Satterthwaite	Resident or Individual
	Ian & Chris	Greaves	Resident or Individual
	W.A	Adams	Resident or Individual
	M	Holley	Resident or Individual
	Colin	Lambert	Resident or Individual
	J & D	Bates	Resident or Individual
	L	Gamble	Resident or Individual

	V & W	Bradley	Resident or Individual
Walsall W'eyes	Steven	Mellor	Voluntary Sector - A.Sansom
Barton Willmore LLP	Nichola	Traverse-Healey	Planning Agent or Consultant
	Richard	Collins	Resident or Individual
Teach Yourself	Krish		Business
	Simon	Butler	Resident or Individual
	Wendy	Clark	Resident or Individual
	Heather	Liddigton	Resident or Individual
Brownhills Local Committee Town Centre Parrtnership	Vivienne	Ashton	Charity
	Derek & Joyce	Peel	Resident or Individual
Butts Hatherton Residents Association & Chair Walsall Pubwatch	Suky	Samra	Community or Other Organisation
	Steve	Phillips	Resident or Individual
	Nicholas	Millar	Resident or Individual
	Donal & Elizabeth	Provost	Resident or Individual
	Pauline & Keith	Stevens	Resident or Individual
	David	Tomkins	Resident or Individual
	John	Rochelle	Councillor
	Kim	Charles	Resident or Individual
	Lorna	Rattigan	Councillor
Jigsaw Planning and Development Limited	Michael	Evans	Planning Agent or Consultant
Walsall Council	Chris	Buckard	Local Authority
	Rose	Martin	Councillor
	Andrew	Pitt	Resident or Individual
	Richard	Thomas	Resident or Individual
	Catherine	Davis	Resident or Individual
	Dave & Gill	Mycock & Harper	Resident or Individual
	Colin	Tsang	Resident or Individual

	Derek & Christine	Edwards	Resident or Individual
	Chris & Pauline	Boltz	Resident or Individual
	Alan	Massey	Resident or Individual
	D T	Barry	Resident or Individual
	Mohammed	Majid	Resident or Individual
	David & Linda	Benton	Resident or Individual
	Marion & Alun	Davies	Resident or Individual
	Keith	Scattergood	Resident or Individual
HH Plastics Ltd	Peter	Machin	Business
	D C	Dawes	Resident or Individual
	Paul	Trowman	Resident or Individual
	Helen L	Smith	Resident or Individual
	Val	Peach	Resident or Individual
	Diane	Yates	Resident or Individual
	Mr MF, Mrs A, Miss K	Moore	Resident or Individual
	MH & SA	Lovatt	Resident or Individual
	Jane	Abbassi	Resident or Individual
	Joanne & John	Clark	Resident or Individual
	Edward	Stephens	Resident or Individual
	Mary	Edwards	Resident or Individual

			Resident or Individual
	Robert and Kathleen	Dyster	Resident or Individual
	Sylvia	Spooner	Resident or Individual
			Resident or Individual
	R	Rattu	Resident or Individual
	Gordon	Smith	Resident or Individual
	Mr C & Mrs P	Teed	Resident or Individual
Jones Lang LaSalle	Cameron	Judson	Planning Agent or Consultant
	Ben	Coleman	Resident or Individual
Natural England	Kate	Wheeler	Statutory Consultee
	JP	Crump	Resident or Individual
Walsall Town Team			Local Authority
	Sean	Russon	Resident or Individual
	Caroline	Russon	Resident or Individual
	WJ	Irwin	Resident or Individual
		Rana	Resident or Individual
	James	Watkins	Resident or Individual
	Helen & Ray	Murray	Resident or Individual
	M	Ismail	Resident or Individual
	Simon & Louise	Fiddler	Resident or Individual
	AJ	Hayward	Resident or Individual

Planning Potential Ltd	Alastair	Close	Planning Agent or Consultant
	RJ	Townsend	Resident or Individual
	Susan	Stokes	Resident or Individual
	John	Allen	Resident or Individual
	Patricia	Treadwell	Resident or Individual
	Deborah & Robert	Banks	Resident or Individual
	Michael	Lewis	Resident or Individual
	William	Potter	Resident or Individual
	Joyce	Williams	Resident or Individual
	Linda	Rose	Resident or Individual
Staffordshire County Council	Mark	Parkinson	Statutory Consultee
	Tonia & Ramon	Gregory	Resident or Individual
	Keith	Brown	Resident or Individual
	Tony & Beryl	Meehan	Resident or Individual
	David	Clarke	Resident or Individual
	Elaine J	Townsend	Resident or Individual
	Jean	Entwistle	Resident or Individual
	DJ & JA	Wheeler	Resident or Individual
	Leonard	Tomlinson	Resident or Individual
Cannock Chase Council	Sarah	Jones	Statutory Consultee

	GS	Khera	Resident or Individual
Turley Associates	David	Smith	Planning Agent or Consultant
Jones Lang LaSalle	Peter	Leaver	Planning Agent or Consultant
Alliance Planning	Gerald	Sweeney	Planning Agent or Consultant
	Elizabeth	Boden	Resident or Individual
	J	Hathaway	Resident or Individual
	Roger	Pinson	Resident or Individual
Savills	Michael	Burrow	Planning Agent or Consultant
	Barry	Denny	Resident or Individual
	Joanne	Green	Resident or Individual
	Narinder	Sohal	Resident or Individual
	Joyce	Fletcher	Resident or Individual
	Wendy	Miles	Resident or Individual
	David	Wootton	Resident or Individual
Persimmon Homes	Elliot	Price	Developer or Investor
	Brian	Letts	Resident or Individual
	Alan	Vurlan	Resident or Individual
	EM	Davies	Resident or Individual
DTZ/ Cushman and Wakefield	Clare	Lucey	Land & Property Agent or Surveyor
	Audrey	Spencer	Resident or Individual
	JW	Ellison	Resident or Individual
	Yvonne	Rogers	Resident or Individual
	Edward	Rogers	Resident or Individual
	LA	Boulton	Resident or Individual

	Timothy J	Gilbert	Resident or Individual
	Dr KC & Mrs R	Ray	Resident or Individual
	Mr K & Mrs L	Carnall	Resident or Individual
	David & Kathleen	Brown	Resident or Individual
	Tim	Wilson	Resident or Individual
UK Stroke Forum	Verity	Baker	Community or Other Organisation
	Paula	Bryars	Resident or Individual
	Karl Fortis	Mayer	Resident or Individual
	Judy	Broadhurst	Resident or Individual
	Mr & Mrs WA & Mrs WM	Whyte	Resident or Individual
	Lee	Jeavons	Councillor
Walsall Council Pollution Control	John	Grant	Local Authority
	Richard	Worrall	Councillor
	Michael	Flower	Councillor
Walsall Council Public Health Department	Patrick	Duffy	Local Authority
	Jenny	Roden	Resident or Individual
	Sarah	Wetheridge	Resident or Individual
Aldridge & District Lions Club	John	Butler	Community or Other Organisation
Walsall Council Pollution Control	Ian	Jarrett	Local Authority
T.Masters & Sons Ltd	Steve	White	Resident or Individual
	Steven	Cooke	Resident or Individual
	Ann	Wall	Resident or Individual
	DE	Harbach	Resident or Individual

	G	Rigby	Resident or Individual
	Janet	Gottlieb	Resident or Individual
		Ames	Resident or Individual
	Allan	Hudson	Resident or Individual
	A.R.	Hook	Resident or Individual
	Amilia	Woollard	Resident or Individual
	Mary	Ilsley	Resident or Individual
	Alex	Smail	Resident or Individual
	Bhurminder	Dhanda	Resident or Individual
	W.I & A.E	Clark	Resident or Individual
	W	Parry	Resident or Individual
	M	Croft	Resident or Individual
	H	Revitt	Resident or Individual
	Pamela M	Paddock	Resident or Individual
	JW	Williams	Resident or Individual
Walsall Healthcare NHS Trust	Colin	Plant	Public service provider e.g. education establishment, health etc
	J	Weall	Resident or Individual
		Hackett	Resident or Individual
	J.G	Cooper	Resident or Individual
	Bridget	Benton	Resident or Individual
	B	Sutton	Resident or Individual
	B.R.J & R.M	Haydon	Resident or Individual
	J	Cathcart	Resident or Individual
	J	Beck	Resident or Individual
	J	Baker	Resident or Individual
	J	Leeson	Resident or Individual
	D	Boulton	Resident or Individual



Shire Oak Inn	Robert	Webb	Business
	Jan	Yarnall	Resident or Individual
	J	Clay	Resident or Individual
	C	Morris	Resident or Individual
	John	Williams	Resident or Individual
	William	Garner	Resident or Individual
	D	Mycock	Resident or Individual
	Trevor	Hall	Resident or Individual
	Karen	Beddow	Resident or Individual
	Michaela	Bradwey	Resident or Individual
	A + A	Roberts	Resident or Individual
	Derek	Gull	Resident or Individual
	Pat	Taylor	Resident or Individual
	Jane & Chris	Evans	Resident or Individual
	Linda	Wood	Resident or Individual
		Duddy	Resident or Individual
		Rigby	Resident or Individual
	Brian & Helen	Gillham	Resident or Individual
	Gary	Leach	Resident or Individual
	Ken	Bullers	Resident or Individual
	M	Ashburner	Resident or Individual
	Ron & Jean	Taylor	Resident or Individual
	C	Jones	Resident or Individual
	S	Brown	Resident or Individual
	A	Richardson	Resident or Individual
	C	Leahey	Resident or Individual
	S & C	Jennings	Resident or Individual
	R	Ashmore	Resident or Individual
	Ken	Ellis	Resident or Individual

	Lesley	Horton	Resident or Individual
	Suki	Samra	Resident or Individual
	Jas	Johal	Resident or Individual
	Frank	Oakley	Resident or Individual
	George	Riley	Resident or Individual
	Deepesh	Kalyan	Resident or Individual
Be Housed (WDF Services Ltd)	Ellen	Couchman-Crook	Public service provider e.g. education establishment, health etc
	Margaret	Allen	Community or Other Organisation
Key Ring	Peter	Mullins	Community or Other Organisation
Mencap	Alison	Davies	Community or Other Organisation
Mencap	Alison	Horton	Community or Other Organisation
WDF	Dan	Roberts	Community or Other Organisation
WTRF	Stuart	Chapman	Community or Other Organisation
WMBC	Sally	Dowding	Local Authority
WMBC	Charlie	Flowers	Local Authority
Key Ring	Wendy	Evans	Community or Other Organisation
	Yvonne	Nicholson	Resident or Individual
	Mark	Gallacher	Resident or Individual
	Robert	Whiston	Resident or Individual
Northern Trust Company Ltd	David	Forshaw	Developer or Investor
RCA Regeneration Limited	Edward	Simcox	Planning Agent or Consultant
STONNALL CAMPAIGN ABOUT ROADS	Baron	Johnson	Community or Other Organisation
	Nicola	Greensill	Resident or Individual
	M	Arif	Councillor
	Alison	Clarke	Resident or Individual
	Heidi	Miles	Resident or Individual
Ministry of Defence (Strategic Planning Team)			Other

West Midlands Resource Technical Advisory Body (RTAB)	Pete	Field	Other
Dilke Estate			
Coventry City Council	Mark	Andrews	Type Unknown
	Pal	Pang	Resident or Individual
Walsall Business Parks Ltd	Megan	Messenger	Business
Church Links			Community or Other Organisation
	P.L.	Read	Resident or Individual
Barratt West Midlands	Richard	Pitt	Developer or Investor
	Sarbjit	Jhooty	Resident or Individual
	John	Morgan	Resident or Individual
	D	Foskett	Resident or Individual
	A	Green	Resident or Individual
	Maurice & Pat	Everley	Resident or Individual
	Ann	Kinson	Resident or Individual
	Geraldine	Butler	Resident or Individual
	Joanne	Shaw	Resident or Individual
	Yvette	Brittle	Resident or Individual
UKIP	Derek	Bennett	Resident or Individual
	Lakhber	Posela	Resident or Individual
	Julie	Kirk	Resident or Individual
	Sue & Barry	Reeves	Resident or Individual
	Vanessa	Stephens	Resident or Individual
	A&C	Tonglle	Resident or Individual
	M	Birkett	Resident or Individual
	S	Birch	Resident or Individual
	R	Edwards	Resident or Individual

	Raymond	Sturch	Resident or Individual
	Parm	Gill	Community or Other Organisation
		Gall	Resident or Individual
	G & S	Taylor	Resident or Individual
	Sir / Madam		Resident or Individual
	Sir / Madam		Resident or Individual
	Sir / Madam		Resident or Individual
	Sir / Madam		Resident or Individual
	Sir / Madam		Resident or Individual
	Sir / Madam		Resident or Individual
	ID	Potter	Resident or Individual
	Joyce M	Whitcroft	Resident or Individual
	W.	Baker	Resident or Individual
	Sir / Madam		Resident or Individual
	R.R.	Moore	Resident or Individual
	Sir / Madam		Resident or Individual
			Resident or Individual
	S & L	Button	Resident or Individual
	L.	Witton	Resident or Individual
	Paul & Sue	Black	Resident or Individual
	B.	Palmer	Resident or Individual

	Stuart & Jeannette	Hodson	Resident or Individual
	J.	Barker	Resident or Individual
	Sir / Madam		Resident or Individual
	R.	Pickering	Resident or Individual
	N.	Wares	Resident or Individual
	W.	Thomas	Resident or Individual
	A.	Powell	Resident or Individual
	Sir / Madam		Resident or Individual
	D.	Crutchley	Resident or Individual
	J, S.R. & E.	Drakeley	Resident or Individual
	Sir / Madam		Resident or Individual
	Sir / Madam		Resident or Individual
	A.	Andrew	Resident or Individual
	Sir / Madam		Resident or Individual
	J.D., M & G.	Thorpe	Resident or Individual
	Sir / Madam		Resident or Individual
	V.	Davies	Resident or Individual
Jones Lang LaSalle	Natalie	Render	Land & Property Agent or Surveyor
Addison O'Hare Solicitors	Ann	Ward	Business
	Jean	Lones	Resident or Individual
Mar City	Mark	Grady	Developer or Investor
Barratt Homes	Lee	Perry	Developer or Investor

Galliford Try	Tony	Bunney	Developer or Investor
Galliford Try	David	Hayward	Developer or Investor
Bromford Housing Association	Gino	Siani	Other
Black Country Housing Association	Ian	Stuart	Other
Black Country Housing Association	Rebecca	Stevens	Other
Sanctuary Housing Association	Jonathan	Mullins	Other
Bovis Homes	Richard	Holland	Developer or Investor
Homes and Communities Agency	Assad	Hamed	Public agency / organisation
Heantun Housing Association	Bill	Laybourne	Other
Walsall Housing Group	Carol	Wildman	Developer or Investor
Accord Housing Association	Chris	Handy	Other
Brighter Futures	Chris	Herbert	Other
Bromford Housing Association	Darrin	Gamble	Other
Waterloo Housing Association	Reuben	Flynn	Developer or Investor
Midland Heart Housing Association	Joanne	Kelsall	Other
Bromford Housing Association	Joanne	Noakes	Other
Jephson Housing Association	Joanne	Welch	Other
	John	Downs	Other
Beechdale Housing Association	June	Moriarty	Other
Bromford Housing Association	Karen	Dean	Other

Nehemiah Housing Association	Kevin	Fearon	Other
Nehemiah Housing Association	Lucy	Hales	Other
Accord Housing Association	Mandy	Holdcroft	Other
Caldmore Housing Association	Mike	Hew	Other
Heantun Housing Association	Nick	Crombie	Other
Walsall Council	Andrea	Potts	Other
Walsall Housing Group	Robert	Gilham	Other
Midland Heart Housing Association	Stephen	Philpott	Other
Jephson Housing Association	Sue	Rowley	Other
Housing 21	Tracey	Grego	Other
Watmos Housing Cooperative	Yusef	Masih	Other
	J	Rees	Resident or Individual
Lapworth Architects	Michael		Planning Agent or Consultant
Derbyshire County Council	Bryn	Walters	Local Authority
Planware Ltd	Oliver	Mitchell	Planning Agent or Consultant
The Best of Walsall	Alex	Murray	Business
Move Reports UK Ltd	Andy	Bray	Other
	Bruce	Bennett	Resident or Individual
	Valerie	Vaz	Member of Parliament
	David	Winnick	Member of Parliament
Tetlow King Planning	Elizabeth	Boyd	Planning Agent or Consultant
Harris Lamb Property Consultancy	Suki	Kaur Birdi	Planning Agent or Consultant

Persimmon Homes West Midlands	Richard	Hodson	Developer or Investor
Leisure Automatics Properties	Michael	Smith	Landowner
Cannock Chase Council			Local Authority
	Raymond	Wassell	Land & Property Agent or Surveyor
	Zahid	Ali	Councillor
	Adrian	Andrew	Councillor
	Rachel	Andrew	Councillor
	Dennis	Anson	Councillor
	Imran	Azam	Councillor
	Daniel James	Barker	Councillor
	Oliver Don	Bennett	Councillor
	Mike	Bird	Councillor
	Paul	Bott	Councillor
	Chris	Bott	Councillor
	Rose	Burley	Councillor
	Barbara	Cassidy	Councillor
	Keith	Chambers	Councillor
	Gary	Clarke	Councillor
	John	Cook	Councillor
	Sean	Coughlan	Councillor
	Diane	Coughlan	Councillor
	Carl	Creaney	Councillor
	Allah	Ditta	Councillor
	Brian	Douglas-Maul	Councillor
	Shaun Francis	Fitzpatrick	Councillor
	Julie	Fitzpatrick	Councillor
	Anthony	Harris	Councillor
	Louise Ann	Harrison	Councillor



	Eddie	Hughes	Councillor
	Khizar	Hussain	Councillor
	Gareth	Illmann-Walker	Councillor
	Douglas	James	Councillor
	Tina	Jukes	Councillor
	Patti	Lane	Councillor
	Marco	Longhi	Councillor
	Barabara	McCracken	Councillor
	John	Murray	Councillor
	Mohammad	Nazir	Councillor
	Tim	Oliver	Councillor
	Garry	Perry	Councillor
	Kath	Phillips	Councillor
	Eileen	Russell	Councillor
	Harbans	Sarohi	Councillor
	Keith	Sears	Councillor
	Doreen	Shires	Councillor
	Ian	Shires	Councillor
	Pete	Smith	Councillor
	Bob	Thomas	Councillor
	Christopher	Towe	Councillor
	David	Turner	Councillor
	Angela	Underhill	Councillor
	Stephen	Wade	Councillor
	Fred	Westley	Councillor
	Victoria	Whyte	Councillor
	Timothy	Wilson	Councillor
	Val	Woodruff	Councillor

	Ann	Young	Councillor
Planning Prospects Ltd	Chris	Dodds	Planning Agent or Consultant
	Beverley	Grant	Landowner
Hancock Town Planning Ltd	Joel	Hancock	Planning Agent or Consultant
	David	Galt	Landowner
Bloxwich Golf Club (1988) Ltd	R J	Wormstone	Business
HRM Resources Ltd	Richard	Wood	Business
Pegasus Group	Stuart	Wells	Planning Agent or Consultant
Barton Willmore	Tom	Armfield	Planning Agent or Consultant
St Francis Group	Andy	Plant	Land & Property Agent or Surveyor
Walsall's Service User Empowerment Group			Community or Other Organisation
Team Support Manager	Melanie	Blanchard	Business
Carter Jonas LLP	Paul	Clarke	Planning Agent or Consultant
Savills	Lizzie	Cullum	Land & Property Agent or Surveyor
Savills	Peter	Langton	Land & Property Agent or Surveyor
Amey	John	Davison	Planning Agent or Consultant
	JM	Adams	Resident or Individual
Jones Lang LaSalle	Richard	Sykes	Land & Property Agent or Surveyor
	Brian	Doyle	Resident or Individual
McGough Planning	Chris	Mcgough	Planning Agent or Consultant
NHS Commissioning Board (Birmingham, Solihull and the Black Country Area Team)	Karen	Haliwell	Statutory Consultee
Marine Management	Angela	Atkinson	Public agency / organisation
	Chloe	Booth	Resident or Individual
	Ivan	Bennett	Resident or Individual

	Jen + Keith	Watkins	Resident or Individual
	R S	Cope	Resident or Individual
	Brian	Nicholas	Resident or Individual
	C	Gregory	Resident or Individual
	Harjinder		Resident or Individual
	Pat	Ravenscroft	Resident or Individual
	Graham	Foster	Resident or Individual
	Lee	Allford	Resident or Individual
	B	Cooper	Resident or Individual
Rapleys	Chloe	Ballantine	Planning Agent or Consultant
	Liz	Archer	Other
Vine Trust	Mark	Herbert	
Vine Trust	Kevin	Davis	Community or Other Organisation
Historic England	Kezia	Taylorson	Public agency / organisation
CGMS	Michael	Jones	Planning Agent or Consultant
JLL	Richard	Foot	Land & Property Agent or Surveyor
WYG Environment Planning Transport Limited	Carly	Roberts	Planning Agent or Consultant
McGough Planning Consultants Ltd	Christopher	McGough	Planning Agent or Consultant
Quod	Adam	Cornish	Developer or Investor
SSA Planning Limited	Mark	McGovern	Planning Agent or Consultant
Lambert Smith Hampton	Michael	Askew	Planning Agent or Consultant
Savills	Grace	Allen	Land & Property Agent or Surveyor
	Roy	Burford	Resident or Individual
H&H Holman Properties Ltd	Patrick	Holme	Landowner
Bulstrode Investments	Bill	Thomas	Landowner
National Grid	Hannah	White	Landowner
Darlaston Builders Merchants	Jes	Jutla	Landowner

Abacus Developments			Landowner
British Land Company PLC	Matthew	Reed	Landowner
Cordwell Property Group	Malcom	Wilcox	Developer or Investor
HCA	Assad	Hamed	Developer or Investor
Caldmore Housing	Mike	Hew	Developer or Investor
Tesco	David	Burkey	Developer or Investor
Urban Splash	Nathan	Cornish	Developer or Investor
Phoenix Beard	Nick	Yates	Developer or Investor
WHG	Mark	Tranter	Developer or Investor
Co-op	Patrick	Kiely	Developer or Investor
Druids Heath Golf Club	Gareth	Anthony	Landowner
Deloitte Real Estate	Alexander	McCallion	Planning Agent or Consultant
Indigo Planning Limited	Amy	James	Planning Agent or Consultant
Ravenscroft Developments Ltd	Simon	Richards	Planning Agent or Consultant
	Paul	Coles	Planning Agent or Consultant
JAB Architectural Design	James	Bridgewater	Planning Agent or Consultant
A S K Securities Ltd			Landowner
Lukes Enterprises Ltd		Luke	Landowner
MPB Structures Ltd			Landowner
Walsall Tennis Club	Brian	McBride	Community or Other Organisation
BM3 Architecture Ltd	John	Jones	Planning Agent or Consultant
Mar City Homes	Andrew	Izamis	Developer or Investor
Mar City Homes	Mark	Horsley	Developer or Investor
SEP Properties	Pal	Singh	Developer or Investor
Gilberts Bar			Business
Dunedin Homes and Developments	David	Kelly	Developer or Investor
Cameron Homes Ltd	Ian	Burns	Developer or Investor

BM3 Architecture	Bob	Goodall	Planning Agent or Consultant
Galliford Try Construction Central	David	Hayward	Developer or Investor
	James	Richardson	Landowner
			Community or Other Organisation
University of Wolverhampton			Public service provider e.g. education establishment, health etc
Shokers Wines and Spirits	J&B	Singh Shoker	Business
N Thomas and D Ashby			Resident or Individual
	NG	Ravat	Developer or Investor
Building Design Concept Ltd	Peter	Westwood	Planning Agent or Consultant
Lapworth Architects Ltd	Martin	Holland	Planning Agent or Consultant
Stanley Development	Michael	Lavender	Planning Agent or Consultant
Homes and Maintenance Ltd c/o Bharya & Co	Daljit	Bharya	Planning Agent or Consultant
Mr Tarlochan Singh and Balbir Virdi c/o B3 Architects	Gareth	Thomas	Planning Agent or Consultant
Lioncourt Homes Limited	Andy	Faizey	Developer or Investor
Cadsquare Midlands Limited	Paul	Harris	Planning Agent or Consultant
Walsall Community Transport			Landowner
SM Architectural Limited t/as Homewood Design	Steve	Morris MCIAT	Planning Agent or Consultant
	B	Verma	Landowner
Ironville Investment Holdings			Landowner
Carver-Boon Timber Limited			Landowner
Friel Homes Ltd			Developer or Investor
Barratt West Midlands	Paul	Coles	Developer or Investor
Urban Hybrid	Bhav	Mistry	Planning Agent or Consultant
Sutton and Wilkinson	Colin	Sutton	Planning Agent or Consultant
	Mark	Hamilton	Landowner
Nicol Thomas	Kam	Dhilon	Planning Agent or Consultant

William Davis	Hugh	Harriman	Developer or Investor
Bovis Homes Central Region			Developer or Investor
BCG Lakes Limited			Landowner
	Kurt	Broadhurst	Landowner
	Michael	Gregory	Developer or Investor
Harris Lamb	James	Hollyman	Planning Agent or Consultant
Savills	F	Zengeya	Planning Agent or Consultant
Friends of Fibbersley Nature Reserve	Gary	Moses	Community or Other Organisation
Transport Focus	David	Sidebottom	Public agency / organisation
Severn Trent Water	Dawn	Williams	Statutory Consultee
Turley	Olivia	Carr	Planning Agent or Consultant
Walsall Rugby Club	Martin Currie	McCluney	Business
JLL	Ashley	Collins	Land & Property Agent or Surveyor
Fairhurst	Sophie	Gooch	Planning Agent or Consultant
Strata Associates	Claire	Dolan	Planning Agent or Consultant
Paris Smith LLP	Nick	Hollands	Planning Agent or Consultant
			Landowner
	Zac	Finney	Landowner
	Y	Evans	Landowner
	George	Finney	Landowner
Canal & River Trust	Richard	Preston	Statutory Consultee
NHS Property Services Ltd	Anna	McComb	Public service provider e.g. education establishment, health etc
Walsall Children's Service	Alan	Michell	Public service provider e.g. education establishment, health etc
Walsall Children's Service	Lynda	Poole	Public service provider e.g. education establishment, health etc
Natural England	Antony	Muller	Public agency / organisation
Spitfire Properties LLP	Keir	Price	Developer or Investor

Simply Planning	Alastair	Thornton	Planning Agent or Consultant
Planware Ltd	Benjamin	Fox	Planning Agent or Consultant
Planware Ltd	Benjamin	Fox	Planning Agent or Consultant
Black Country Fuchsia Society	Pat	Rogers	Community or Other Organisation
Bloxwich Research and Metal Detector Club	Jim	Wall	Community or Other Organisation
Home Start Walsall	Dawn	Beard	Community or Other Organisation
Integrated Young People Support Service	Ian	Cruise Taylor	Community or Other Organisation
Move Project	Jackie	Hewitt	Community or Other Organisation
New Streetly Youth Orchestra	Ian	Myatt	Community or Other Organisation
Parents Relatives and Others in Understanding Down's (PROUD)	Jo	Yarnall	Community or Other Organisation
Pathways for Life - Dementia and Mind Matters Cafes	Janine	Hayes	Community or Other Organisation
Walsall and District Bowls League	Joe	Collins	Community or Other Organisation
Walsall and District Rambler's Club	Larry	Devlin	Community or Other Organisation
Walsall and West Midlands M.E Link	Sue	Worrall	Community or Other Organisation
Walsall Artist's Network	Graham	Benton	Community or Other Organisation
Autism West Midlands	Stephanie	Taylor	Community or Other Organisation
Walsall Bereavement Support Service	Elaine	Bullen	Community or Other Organisation
Walsall Borough Scouts	Bill	Young	Community or Other Organisation
Walsall Breast Cancer Self-Help Group	Jan	White	Community or Other Organisation
Walsall Jazz Orchestra	John	Hughes	Community or Other Organisation
Walsall Walk On	Stuart	Terry	Community or Other Organisation
Libra Textiles Ltd.	Gina	Davis	Business
Home Builders Federation Ltd	Sue	Green	Planning Agent or Consultant
	Adam	Partoon	Resident or Individual
	Sandra	Page	Resident or Individual
	Jeni	Carver	Resident or Individual
Innovate Walsall/Nehemiah/Near Neighbours	Helena	Dunnett-Orridge	Community or Other Organisation

	Amanda	Adams	Resident or Individual
	Julie	Owen	Resident or Individual
	Irs	Davies	Resident or Individual
	Daniel	Dalton	Member of Parliament
Barton Willmore	Russell	Crow	Planning Agent or Consultant
Natural England	Susie	Murray	Public agency / organisation
West Midlands Integrated Transport Authority	Helen	Davies	Public agency / organisation
Walsall Council Highways Authority	Kevin	Gannon	Local Authority
Local Management Associations - Borneo Street	Christine	McCreeny	Community or Other Organisation
Local Management Associations - Blakenall Lane, Cartbridge Lane & Forest Avenue	Sarah-Jayne	Hughes	Community or Other Organisation
Local Management Associations - Sutton Road	John	Madge	Community or Other Organisation
Local Management Associations - Broadway	John	Glover	Community or Other Organisation
Local Management Associations - Delves Green Road	Ewart	Wheeler	Community or Other Organisation
Local Management Associations - Lord Street	Jean	Redding	Community or Other Organisation
Local Management Associations - West Walsall	Rita	Pedley	Community or Other Organisation
Local Management Associations - Greenfields Road	Roy	Drury	Community or Other Organisation
Local Management Associations - Winterley Lane	Elaine	Gee	Community or Other Organisation
Clayhanger Allotment Association	Peter	Jenkins	Community or Other Organisation
Local Management Associations - Broad Lane	Andrew	Bevan	Community or Other Organisation
Local Management Associations - Grenfell Road	Raymond	Gutteridge	Community or Other Organisation
Local Management Associations - New Invention/Huntington Road	Stephen	Heath	Community or Other Organisation
Local Management Associations - Sneyd Lane (Dudleys fields)	Bill	Hickenbottom	Community or Other Organisation
Council Managed Allotment Sites - Committee	Jack, Brian	Brittan, Evans	Community or Other Organisation
Bentley Mill Way Allotment Association	Mark	Smith	Community or Other Organisation
Ince Road Allotments Association	Michelle	Jones	Community or Other Organisation
Alfred Street Allotments Association	Peter	Williams	Community or Other Organisation
Victoria Road Allotment Association	Lesley	Williams	Community or Other Organisation



Addenbrook Street Allotment Association	Anthony	Yarnold	Community or Other Organisation
Clarkes Lane Allotment Association	Maureen	Elbrow	Community or Other Organisation
Dovedale Avenue Allotment Association	Janice	Harris	Community or Other Organisation
Alexander Road Allotment and Community Garden	Denise	Birkett	Community or Other Organisation
Queens Lea Allotment Association	Susan	Sutton	Community or Other Organisation
Pegasus Group	Neil	Cox	Planning Agent or Consultant
Walsall Council	Karen	Bateman	Local Authority
Walsall Council	Lorraine	Boothman	Local Authority
Altius GOC	Chris	Newman	Developer or Investor
Burdon Consulting	Ashley	Greenslade	Planning Agent or Consultant
Co-op	Kevin	Brown	Developer or Investor
Faithful and Gould	Darren	Baker	Planning Agent or Consultant
Johnson Fellows	Chris	Gaskell	Land & Property Agent or Surveyor
Lidl	Donna	Commock	Business
London and Cambridge Properties	Nick	Burgess	Land & Property Agent or Surveyor
London and Cambridge Properties	Andrew	Preston	Land & Property Agent or Surveyor
Parkhill Estates Ltd	John	Thompson	Developer or Investor
Primark	Patrick	Wymer	Developer or Investor
Rae and Co Ltd	Richard	Rae	Land & Property Agent or Surveyor
Savills	Tim	Dougherty	Land & Property Agent or Surveyor
Sevacare	Ravi	Bains	Business