

Walsall Site Allocation Document Examination

MAIN MATTERS, ISSUES AND QUESTIONS WITH DRAFT HEARINGS PROGRAMME

Inspector – Jameson Bridgwater PGDipTP MRTPI

Hearings commence Tuesday 5 September 2017 – 10:00

To be held in: Committee Room 2, Walsall Council, Civic
Centre, Walsall, WS1 1TP

This programme should be read in conjunction with
the Inspector's Briefing Note

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The Examination Library is managed by the Programme Officer and contains all submission documents, representations and information relating to the examination. It will be updated as further documents are submitted. Documents can be downloaded from the examination website. In the run up to the examination paper copies can be made available on request at The First Stop Shop, Walsall Council, Civic Centre, Darwall Street, Walsall, WS1 1EU (08.45 to 17.15 Mon – Thurs and 08.45 to 16.45 Fri). Paper copies of the library documents will then be made available during the examination to view

TIMETABLE

The Main Matters (MM) are set out in detail below.

Day 1 – 5th September 2017 - Legal and Procedural requirements then Housing

10:00 – Inspector’s Opening Statement

10:10 – Council’s Opening Statement

10:30 – MM1, MM2 and MM3

13.00 – Lunch Break

14:00 – MM3

17:00 – Close

Participants [Day 1]

Walsall Council

Deborah Doyle (1503)

Harris Lamb for Dalriada Trustees (334)

Home Builders Federation (2264)

Pegasus Planning for St Francis Group (2121)

Savills for Catalyst Capital (1820)

There will be a short break of approximately 15 minutes during both the morning and afternoon sessions.

Day 2 – 6th September 2017 - Housing cont.

10:00 – MM3

13:00 – Lunch Break

14:00 – MM3

17:00 – Close

Participants [Day 2]

Walsall Council

Friends of the Earth (758)

There will be a short break of approximately 15 minutes during both the morning and afternoon sessions.

Day 3 – 7th September 2017 - Industry and Economy, Minerals and Waste

10:00 – MM4, MM5 and MM6

13:00 – Lunch Break

14:00 – MM4, MM5 and MM6

17:00 – Close

Participants [Day 3]

Walsall Council
Natural England (2274)
Pegasus Planning for St Francis Group (2121)
Phoenix Consortium (1308)

There will be a short break of approximately 15 minutes during both the morning and afternoon sessions.

Day 4 – 18th September 2017 - Green Belt and Great Barr Hall

10:00 – MM7 and MM8 (Great Barr Hall and Estate only)

13:00 – Lunch Break

14:00 – MM7 and MM8 (Great Barr Hall and Estate only)

17:00 – Close

Participants [Day 4]

Walsall Council
Beacon Action Group (811)
Deborah Doyle (1503)
Friends of the Earth (758)
St Margaret's Church (3532)
Valerie Vaz MP (2052)

There will be a short break of approximately 15 minutes during both the morning and afternoon sessions.

Day 5 – 20th September 2017 - Environmental Policies (excluding Great Barr Hall and Estate)

10:00 – MM8 cont.

13:00 – Lunch Break

14:00 – MM8 cont.

17:00 – Close

Participants [Day 5]

Walsall Council
Canal & Rivers Trust (3539)
Cory Environmental (481)
Inland Waterways Association (688)
Lichfield and Hatherton Canals Restoration Trust (2603)
Natural England (2274)

There will be a short break of approximately 15 minutes during both the morning and afternoon sessions.

Day 6 – 21st September 2017 - Transport and Infrastructure and Other matters

10:00 – MM9 and Other Matters

17:00 – Close

Participants [Day 6]

Walsall Council

There will be a short break of approximately 15 minutes during both the morning and afternoon sessions.

Note - timetable subject to adjustment.

MAIN MATTERS, ISSUES AND QUESTIONS (MIQs)

Abbreviations

BCCS – Black Country Core Strategy
SAD – Walsall Site Allocation Document
AAP – Walsall Town Centre Area Action Plan
NPPF – National Planning Policy Framework

Main Matter 1 – An Overview of the Soundness of the Walsall Site Allocation Document

Duty to Cooperate

Has the SAD been prepared in accordance with the Duty to Cooperate and is it based on effective joint working with adjacent local planning authorities and other prescribed bodies on any relevant cross boundary strategic priorities including:

- **Environment Agency**, with regard to water quality, flood risk and mitigation; and
- **Natural England**, with regard to Sustainability Appraisal and Habitat Regulations Assessment and the impact of proposed development on protected sites within the Borough; and
- **Historic England** with regard to the impact of proposed development on historic environment features.

What mechanisms will be put in place to ensure that there is future cooperation in relation to cross boundary issues?

Legal Requirements

Does the SAD meet all of the other legal requirements, specifically:

- Does the content and timescale for preparation of the SAD accord with the latest version of the Local Development Scheme?
- Has the SAD had regard to the BCCS?
- Has the SAD consultation complied with the Statement of Community Involvement and public consultation requirements in the Town and Country Planning (Local Plan) (England) Regulations 2012?
- Has the SAD been subject to a Sustainability Appraisal (SA) and have the requirements for Strategic Environmental Assessment been met? Is it clear how the SA influenced the final plan and dealt with mitigation measures?

- Have the requirements for appropriate assessment under the Habitats Regulations been met? Have the results of the Habitats Regulations Assessment been carried forward in the SAD?
- Has the preparation of the SAD complied with the Town and Country Planning (Local Plan) (England) Regulations 2012?
- Does the policies map correctly illustrate geographically the application of policies in the SAD?

Consistent with National Policy

Does the SAD accord with national policy for plan making in the NPPF, specifically:

- Does the SAD contribute to the achievement of the three dimensions of sustainable development – economic, social and environmental?
- Has it been positively prepared and is it 'aspirational but realistic'? (paragraph 154 of the NPPF)
- Is the SAD clearly justified as an 'additional development plan document'? (paragraph 153 of the NPPF)
- Is the SAD consistent with the NPPF in all other respects? Or if not, what is the justification for any inconsistency?

Main Matter 2 – The Context for the SAD

Is the SAD based on a sound assessment of the socioeconomic and environmental characteristics of the borough and its relationship with adjacent local planning authority areas?

Are the vision and development objectives for the SAD appropriate and deliverable and are they justified by the evidence?

Does the SAD take account of other relevant plans and strategies for Walsall including the Walsall Town Centre Area Action Plan?

Main Matter 3 – Housing

Is the housing requirement set out in the SAD justified by appropriate available evidence, having regard to national guidance, and local context, including the meeting the requirements of the BCCS?

Do the Policies HC1, HC2, IND4, SLC2, UW1 and ENV7 show how they will contribute to the achievement of the housing requirement of the BCCS (11973 dwellings net) and its timescale for delivery?

Is Policy HC3 – Affordable Housing and Housing for People with Special Needs justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

- Should Policy HC3 reflect the 25% threshold as set out in the BCCS and does it strike an appropriate balance with regard to economic viability in relation to securing the delivery of affordable housing within Walsall?

Is Policy HC4 – Accommodation for Gypsies and Travellers and Travelling Showpeople of the SAD justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Does the local plan adequately address the needs for all types of housing (excluding affordable housing which has already been considered above) and the needs of different groups in the community (as set out in paragraphs 50 and 159 of NPPF)?

Does the local plan make sufficient provision for inclusive design and accessible environments in accordance with paragraphs 57, 58, 61 and 69 of NPPF?

Main Matter 4 – Industry and Economy

Is the employment land requirement set out in the SAD (Policies IND1 to IND5) justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Main Matter 5 - Minerals

Is the Minerals requirement set out in the SAD (Policies M1 to M10) justified by appropriate available evidence, having regard to national guidance, and local context, including the meeting the requirements of the BCCS?

Does the SAD/BCCS adequately safeguard Mineral Infrastructure within the Borough and will it be effective?

Does the SAD/BCCS adequately address and take account of the Coal Mining Legacy within the Borough?

Main Matter 6 – Waste

Are the waste management requirements set out in the SAD (Policies W1 to W4) justified by appropriate available evidence, having regard to national guidance, and local context, including meeting the requirements of the BCCS?

Main Matter 7 – Green Belt

Are the Green Belt Policies (GB1, GB2) of the SAD justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Is Policy LC11 of the SAD – Land for Cemetery Extension, Bentley Lane justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Main Matter 8 – Environmental Policies

Are the Environmental Policies of the SAD (EN1 to EN7) justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

In particular;

- Policy EN3 – Is the policy relating to Flood Risk justified, consistent with national policy and will it be effective?
- Policy EN4 – Could the LPA restrict boat movements on the Cannock Extension Canal if/when the Hatherton Branch canal becomes operational? Are there existing restrictions with regard to the number of boat movements along the Cannock Extension Canal? Would additional boat movements cause material harm to the SAC? Are there other means to mitigate harm from the increased use of the Cannock Extension Canal?
- Policy EN5 – Are the Historic Environment Policies (EN5 and EN6) of the SAD justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?
- Policy EN7 – Is the policy relating to managing and enhancing Great Barr Hall and Estate justified, consistent with national policy and will it be effective?

Main Matter 9 – Transport and Infrastructure Policies

Are the Transport and Infrastructure Policies of the SAD (T2 to T5) justified by appropriate available evidence, having regard to national guidance, and local context, including the BCCS?

Will Policies T2 to T5 be effective in supporting the delivery of the overall objectives of the SAD and BCCS?

Other matters

Can the Council set out their monitoring and review processes for the SAD?