

WALSALL SITE ALLOCATION DOCUMENT EXAMINATION

Modifications Appendices

SAD Appendix 1

MM107 - Walsall Unitary Development Plan (UDP) 2005 – Saved and Superseded Policies

This table summarises the current status of the 2005 UDP policies. Some of the UDP policies that have been ‘saved’ previously will be replaced by SAD and/or AAP policies. However, some UDP saved policies will continue to be used and several are referred to in Walsall’s SAD and Town Centre AAP.

In 2007, the adopted UDP policies were reviewed by the Secretary of State. A Direction issued in December 2007 confirmed that all but four of the policies in Walsall’s UDP were to be saved. The four policies that were not saved (ENV22, ENV39, H8 and BR3) ceased to have effect from 8 March 2008.

In February 2011, Walsall Council adopted the Black Country Core Strategy (BCCS). On adoption, the Core Strategy replaced many of the UDP saved policies, including much of Part I, although the Proposals Map was not altered. The UDP policies that were replaced by new Core Strategy policies ceased to have effect from 3 February 2011.

In the table policies that are no longer effective either because they have not been saved or have been replaced by BCCS policies are struck through (e.g. ~~GP7 Community Safety~~).

On adoption the SAD and AAP will supersede a number of the UDP’s remaining saved policies, and the second column of this table identifies those that are to be replaced and by which SAD or AAP policy. A number of the UDP policies are still relevant and where this is particularly the case in respect of the SAD and AAP they have been referred to in one or both of the two plans. Where UDP Policies have been referenced in SAD or AAP policies this has been identified in the third column of the table.

UDP Policy/ Proposal		Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
Ref.	Chapter 2: General Principles		
2.1-2.4	Strategic Policy Statement	N/A	N/A
GP1	The Sustainable Location of Development	N/A	N/A
GP2	Environmental Protection	No	SAD Table 2.1 and SAD Policy EN1, T5
GP3	Planning Obligations	No	
GP4	Local Area Regeneration	N/A	N/A
Fig. 2.1	Regeneration: Main Initiatives	N/A	N/A
GP5	Equal Opportunities	No	
GP6	Disabled People	No	
GP7	Community Safety	N/A	N/A
Ref.	Chapter 3: Environment & Amenity		

UDP Policy/ Proposal		Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
3.1, 3.10, 3.12, 3.16-3.18	Strategic Policy Statement	N/A	
3.2-3.9, 3.11, 3.13-3.15	Strategic Policy Statement	No	
ENV1	The Boundary of the Green Belt	SAD Policy GB1	
ENV2	Control of Development in the Green Belt	SAD Policy GB1	
ENV3	Detailed Evaluation of Proposals in the Green Belt	SAD Policy GB1	
ENV4	Major Developed Sites in the Green Belt	SAD Policy GB1	
ENV5	Stabling and Riding of Horses and Ponies	No	SAD Table 2.1
ENV6	Protection and Encouragement of Agriculture	No	SAD Table 2.1
ENV7	Countryside Character	No	
Fig. 3.1	Countryside Area Profiles	No	
ENV8	Great Barr Hall & Estate and St. Margaret's Hospital	SAD Policy EN7	
ENV9	Environmental Improvement Initiatives	No	
ENV10	Pollution	No	SAD Table 2.1
ENV11	Light Pollution	No	
ENV12	Hazardous Installations	No	SAD Table 2.1
ENV13	Development Near Power Lines, Substations & Transformers	No	
ENV14	Development of Derelict and Previously-Developed Sites	No	SAD Table 2.1
ENV15	Forest of Mercia	Replaced as no longer considered relevant	
ENV16	Black Country Urban Forest	No	
ENV17	New Planting	No	SAD Table 2.1
ENV18	Existing Woodlands, Trees and Hedgerows	No	SAD Table 2.1 and SAD Policy EN2 and UW1
ENV19	Habitat & Species Protection	N/A	
ENV20	Local Nature Reserves	N/A	

UDP Policy/ Proposal		Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
ENV21	Sites of Local Importance for Nature Conservation	N/A	
ENV22	Protected Species	N/A	
ENV23	Nature Conservation and New Development	No	SAD Table 2.1 and SAD Policy EN1
ENV24	Wildlife Corridors	No	SAD Policy EN1
Fig 3.2	Wildlife Corridors	No	
ENV25	Archaeology	No	SAD Table 2.1
ENV26	Industrial Archaeology	No	SAD Table 2.1 and SAD Policy EN4
ENV27	Buildings of Architectural Interest	No	SAD Table 2.1 and SAD Policy EN7
ENV28	The Local List of Buildings of Historic or Architectural Interest	No	SAD Table 2.1
ENV29	Conservation Areas	SAD Policy EN5 and AAP Policy AAPLV5 - 7 (but saved for use in District Centres)	
ENV30	Registered Parks and Gardens	No	SAD Table 2.1
ENV31	Continued Protection of the Historic Built Environment	N/A	
ENV32	Design and Development Proposals	No	SAD Policy GB1 and EN4
ENV33	Landscape Design	No	SAD Policy GB1, EN4 and EN7
ENV34	Public Art	No	
ENV 35	Appearance of Commercial Buildings	No	
ENV36	Poster Hoardings	No	
ENV37	Small Poster Panel Advertisements	No	
ENV38	Telecommunications Equipment	No	
ENV39	Renewable Energy and Energy Conservation	N/A	
ENV40	Conservation, Protection and Use of Water Resources	No	SAD Table 2.1 and SAD Policy EN3 AAP Policy AAPINV7

UDP Policy/ Proposal		Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
Fig. 3.3	Flood Zones	No - But see also SAD EN3, Walsall Local Plan Policies Map and Map 7.8 and AAP Policy AAPINV7	
Ref.	Chapter 4: Jobs & Prosperity		
4.1-4.2	Strategic Policy Statement	N/A	
4.4-4.6	Strategic Policy Statement	No	
JP1	New Employment Sites	SAD Policy IND1, IND2, IND5	
JP2	Improving the Employment Land Supply	N/A	
JP3	Rail-Served Sites	N/A	
JP4.1	East of M6 Junction 10	SAD Policy IND2	
JP4.2	James Bridge (former IMI Works)	SAD Policy IND2	
JP5	Core Employment Areas	SAD Policy IND1 - 5 (but saved for use in District Centres)	SAD Policy IND2, IND4
JP6	Best Quality Sites	SAD Policy IND1, IND2 and IND5	
JP7	Use of Land and Buildings in Other Employment Areas	SAD Policy IND1 - 5 (but saved for use in District Centres)	
JP8	Bad Neighbour Industrial Uses	No	SAD Table 2.1 and in SAD Policy IND1, IND2, IND3, IND4, IND5. AAP Policy AAPB3
Ref.	Chapter 5: Strengthening Our Centres		
5.1 – 5.2	Strategic Policy Statement	N/A	
5.3-5.11	Strategic Policy Statement	No	
S1	Definition of Town Centre Uses	No	
S2	The Hierarchy of Centres	No	SAD Policy SLC1 and SLC2
Fig. 5.1	Shopping Provision in Walsall Borough April 2004	No	
S3	Integration of Developments into Centres	No	SAD Policy SLC1

UDP Policy/ Proposal		Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
			AAP Policy AAP1 and AAPLE1
S4	The Town & District Centres: General Principles	No	AAP Policy AAPS1
S5	The Local Centres	SAD Policy SLC1 and SLC2	
S6	Meeting Local Needs	No	SAD Policy IND4 and SLC2
S7	Out-of-Centre and Edge-of-Centre Developments	No	SAD Policy IND4 AAP Policy AAPS1 and AAPS2
S8	Housing in Town Centres	No	
S9	Amusement Centres & Arcades	No	
S10	Hot Food Take-Aways	No	
S11	Drive-Through Facilities	No	
S12	Petrol Filling Station Shops	No	
S13	Nurseries, Garden Centres and Builder's Merchants	No	
S14	Farm Shops	No	
S15	Banking and Cashpoint Facilities	No	
S16	Internet Shopping	No	
S17	Shopmobility	No	
Ref.	Chapter 6: Housing		
6.1-6.2	Strategic Policy Statement	No	
6.3-6.6	Strategic Policy Statement	N/A	
H1	Renewal of Existing Residential Areas	No	
H2	Land Allocated for New Housing Development	SAD Policy HC1	
H3	Windfall Sites and Conversion of Existing Buildings	SAD Policy HC2 and AAP Policy AAPLV1 (but saved for use in District Centres)	SAD Table 2.1
H4	Affordable Housing	Parts g) h) i) and j) of UDP to be saved	

UDP Policy/ Proposal		Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
H5	Housing for People with Special Needs	SAD Policy HC3 (but saved for use in District Centres)	
H6	Nursing Homes and Rest Homes for the Elderly	No	
H7	Hostels and Houses in Multiple Occupation	No	
H8	Accommodation for Travelling People	N/A	
H9	Minimum Densities	N/A	
H10	Layout, Design and Dwelling Mix	N/A	
Ref.	Chapter 7: Transport		
7.1, 7.2, 7.3, 7.5, 7.6, 7.7, 7.8 7.9	Strategic Policy Statement	N/A	
7.4	Strategic Policy Statement	No	
T1	Helping People to Get Around	No	SAD Table 2.1
T2	Bus Services	SAD Policy T2 and AAP Policy AAPT3 (but saved for use in District Centres)	
T3	The Rail and Metro Network	SAD Policy T3 and AAP Policy AAPT3 (but saved for use in District Centres)	
Fig. 7.1	Rail Network (Existing and Proposed)	SAD Policy T3, and AAP Policy AAPT3 (but saved for use in District Centres)	
T4	The Highway Network	SAD Policy T4 and AAP Policy AAPT4 (but saved for use in District Centres)	
Fig. 7.2	Strategic Highway Network and District Distributors	SAD Map 10.1, AAP Inset to Walsall Local Plan Policies Map (but saved for use in District Centres)	SAD Table 2.1

UDP Policy/ Proposal		Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
T5	Highway Improvements	SAD Policy T5, AAP Policy AAPT4 (but saved for use in District Centres)	
T6	Traffic Calming	No	
T7	Car Parking	No - but see also AAP Policy AAPT5	
T8	Walking	No - but see also AAP Policy AAPT1	SAD Table 2.1
T9	Cycling	No - but see also AAP Policy AAPT5	
T10	Accessibility Standards – General	No	SAD Table 2.1
T11	Access for Pedestrians & Cyclists	No	SAD Table 2.1 and SAD Policy GB1
T12	Access by Public Transport	No	SAD Table 2.1 and SAD Policy HC3, T2
T13	Parking Provision for Cars, Cycles and Taxis	No	SAD Table 2.1
Ref.	Chapter 8: Providing for Leisure & Community Needs		
8.1 8.2, 8.4 8.6	Strategic Policy Statement	N/A	
8.3, 8.7-8.9	Strategic Policy Statement	No	
LC1	Urban Open Spaces	SAD Policy OS1 and AAP Policy AAPLV8 (but saved for use in District Centres)	SAD Table 2.1 and SAD Policy OS1
LC2	Proposed Open Space	SAD Policy OS1	
LC3	Children’s Play Areas	No	
LC4	Allotment Gardens	No	SAD Table 2.1
LC5	Greenways	SAD Policy LC5 (but saved for use in District Centres)	AAP Policy AAPT1
LC6	Sports Pitches	No	SAD Table 2.1
LC7	Indoor Sport Including Health & Fitness Centres	No	
LC8	Local Community Facilities	No	AAP Policy AAPLV4

UDP Policy/ Proposal		Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
LC9	Canals	N/A	
LC10	Wolverhampton University, Walsall Campus, Broadway	SAD Policy UW1	
LC11	Land for Cemetery Extension, Bentley Lane	SAD Policy LC11	
Ref.	Chapter 9: Minerals		
9.1-9.11	Strategic Policy Statement	N/A	
M1	Minerals Safeguarding Areas	N/A	
M2	Branton Hill Lane Quarry, Aldridge	N/A	
M3	Birch Lane Quarry, Aldridge	N/A	
M4	Working of Etruria Marl and Fireclay	N/A	
M5	Etruria Marl – North of Stubbers Green Road	N/A	
M6	Etruria Marl – South of Stubbers Green Road	N/A	
M7	Birch Coppice	SAD Policy M9 (MP3) and Walsall Local Plan Policies Map	SAD Policy M9
M8	Brownhills Common	N/A	
M9	Working of Coal	N/A	
Ref.	Chapter 10: Waste Management		
10.1-7	Strategic Policy Statement	N/A	
WM1	Consideration of Proposals for Waste Management Activities	N/A	
WM2	Control of Landfill, Land Raising and Other Waste Deposition	N/A	
WM3	Special Wastes	N/A	
WM4	Provision of Recycling Facilities in Development Schemes	No	
Policy	Chapter 12: Walsall Town Centre		
WA1	Primary Shopping Area	AAP Policies AAPS1 – 2	
WA2	The Market	AAP Policy AAPS3	
WA3	Other Town Centre Uses	AAP Policy AAP1 and AAPLV1	

UDP Policy/ Proposal		Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
WA4	Walsall College of Art and Technology – St Paul’s Campus	AAP Policy AAPLV2	
WA5	Conservation Areas and Areas of High Townscape Value	AAP Policies AAPLV5 - 7	
WA6	Community Safety - CCTV	AAP Policy AAPLV6	
WA7	Development/ Investment Opportunities	AAP Chapter 8	
WA8	Hatherton Street/ Littleton Street/ Albert Street	AAP Chapter 8	
WA9	Intown	AAP Chapter 8	
WA10	Lower Hall Lane/ Digbeth/ Old Square	AAP Chapter 8	
WA11	Upper Rushall Street/ Ablewell Street/ The Ditch	AAP Chapter 8	
WA12	Town Wharf	AAP Chapter 8	
WA13	Littleton Street West/ Wisemore/ Garden Street/ Portland St	AAP Chapter 8	
WA14	Town Centre Transport Interchange	AAP Policies AAPT1 – 3	
WA15	Bus Services	AAP Policy AAPT3	
WA16	Rail Services	AAP Policy AAPT3	
WA17	Road Improvements	AAP Policy AAPT4	
WA18	Provision of Car Parking	AAP Policy AAPT5	
WA19	Pedestrians, Cyclists and Disabled People	AAP Policy AAPT1	
Chapter 13:	Aldridge District Centre Inset Plan Policies AL1 – AL9	No	
Chapter 14:	Bloxwich District Centre Inset Plan Policies BX1 – BX13	No	
Chapter 15:	Brownhills District Centre Inset Plan Policies BR1 – BR15	No	
Chapter 16:	Darlaston District Centre Inset Plan Policies DA1 – DA9	No	
Chapter 17:	Willenhall District Centre Inset Plan Policies WH1 – WH10	No	
	UDP Proposals Map	Walsall Local Plan Policies Map	

UDP Policy/ Proposal		Policy to be replaced by SAD / AAP	Policy referenced in SAD / AAP Policies
	Walsall Town Centre Inset Map	AAP Inset to Walsall Local Plan Policies Map	
	Aldridge, Bloxwich, Brownhills, Darlaston and Willenhall Inset Maps	No	

SAD APPENDIX 2

Re-written introduction text

1 Introduction

1.1 What is the Site Allocation Document?

The Site Allocation Document (SAD) is part of Walsall's Local Plan. It does the following things:

- It allocates sites for homes, jobs, shops, and other uses.
- It protects land to meet the current and future needs of Walsall.
- It protects important assets and seeks to improve the environment.[SAD3]

The SAD will implement the Black Country Core Strategy (BCCS), which came into force in 2011 and sets out a strategy for the four Black Country Boroughs (Dudley, Sandwell and Wolverhampton, as well as Walsall) looking forward to 2026. The BCCS provides the strategic framework, within which the policies and allocations of the SAD must be considered, and forms the highest level of the Local Plan for Walsall. A review of the BCCS has now commenced and the SAD will help to inform this, by identifying Walsall's current resource of development land as well as environmental assets, site constraints and designations.[SAD4]

The SAD is made up of two parts.

The first part, set out in this document, provides detailed policies allocating land for development or designating land for protection where necessary. However, the SAD also includes some policies that, although they do not directly allocate land themselves, will have important effects on the land allocations and designations that are being put forward have been identified. [SAD5]

The second part of the SAD is the Local Plan Policies Map for Walsall Borough (the 'Policies Map') [MM1] showing the allocations and designations set out in this document.

The SAD will be used in the determination of planning applications, but it is primarily a land allocation document, identifying sites for development and/ or designating them for protection. It is not intended to be a detailed development management plan containing policies to address all types of land use issues, proposals and changes of use that would apply irrespective of allocations shown on the Local Plan Policies Map. [SAD6]

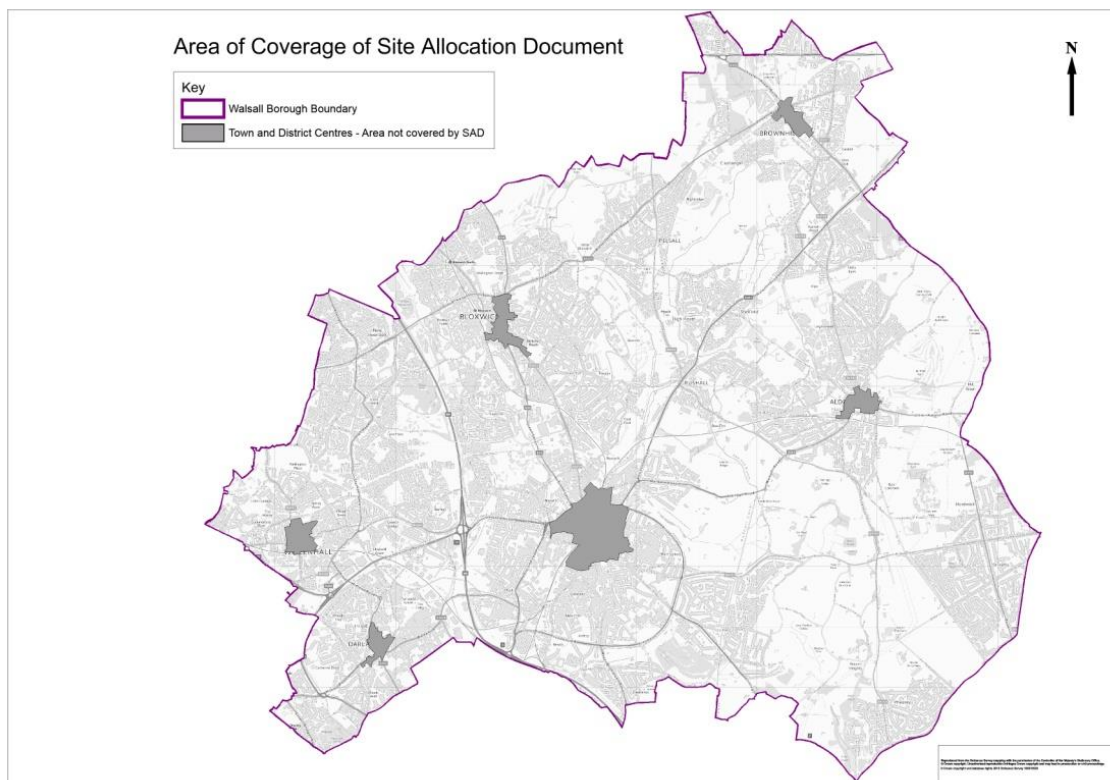
The SAD safeguards a large number of sites for their existing use, in particular sites that are used for industry, waste and minerals infrastructure, and open space. However, although in most cases this use has planning permission or is long-established, the allocation of a site for a particular use does not necessarily imply that the use is lawful. Likewise, the allocation of a site for a proposed use does not necessarily imply that planning permission will be granted for that use: issues may arise during the detailed consideration of a planning application that were not known about in the preparation of the SAD, for example matters relating to the design of the proposal. Site boundaries may not reflect the boundaries of ownership or lawful use. It may also be necessary to include additional land or exclude part of the allocation land within a planning application site, for example to secure a suitable access on highway safety grounds. [MM1]

Other parts of Walsall's Local Plan – the BCCS and the Unitary Development Plan (UDP) - contain policies that need to be considered alongside the SAD¹. The 'saved' policies in the UDP are mainly to be primarily

¹ The Black Country Core Strategy and Walsall's UDP, with annotations to identify the 'saved' policies, and Walsall's Supplementary Planning Documents are on the Council's website. The Black Country Core Strategy can be found at www.walsall.gov.uk/ldf-core-strategy and / or <http://blackcountrycorestrategy.dudley.gov.uk/> and Walsall's UDP, with

concerned with development management, as well as covering the District Centres. ~~There are~~ The Council also ~~has several~~ Supplementary Planning Documents (SPD) that expand on the policies about various issues – for example affordable housing. [SAD7]

The SAD covers the whole of the borough except Walsall Town Centre and the District Centres of Aldridge, ~~Bloxwich~~, Brownhills, ~~Bloxwich~~, ~~Willenhall~~ and Darlaston and ~~Willenhall~~. Walsall Town Centre is ~~being covered by~~ addressed in an Area Action Plan (AAP) ~~This that has been~~ ~~is being~~ produced in parallel with the SAD. Walsall's UDP will continue to cover the District Centres until plans are produced for them in the future. [SAD7]



Map 1.1: Area Covered by Walsall SAD [SAD170]

~~Previously, the Council was working on a Community Infrastructure Levy (CIL) Draft Charging Schedule. CIL is a mechanism for raising funds to pay for infrastructure which involves a levy charged on new buildings. Following the release of the Government's Housing White Paper (February 2017) we are not carrying the CIL work forward at this stage. The Council is continuing to progress the Walsall Town Centre AAP. This is not part of the SAD, but will form part of the Local Plan when adopted and can be found on our website.~~ [SAD8]

1.2 Preparation of the SAD [SAD9]

The preparation of the SAD ~~has~~ involved several stages:

- a) In 2013 we consulted on ~~the an~~ Issues and Options stage. This set out the issues we thought the SAD would need to address, and possible approaches to addressing those issues. The work drew on a range of different sites that the Council and other parties, including landowners and developers, thought might be suitable for development. ~~Representations on the Issues and Options helped to shape the next stage of the plan~~ [SAD9]

~~annotations to identify the 'saved' policies, is at www.walsall.gov.uk/annotated_2011_udp_-_february_2011.pdf~~ [SAD6]

- b) Preferred Options (PO) were published for consultation in Autumn September 2015. The PO consultation lasted until November 2015. The PO showed included the sites that we thought ought to be allocated for development, as well as assets that ought to be protected. It also showed highlighted constraints that could potentially prevent or limit development in particular locations, including those highlighted identified at the Issues and Options stage and subsequently others identified since then. At the Preferred Options PO stage we received a large number of representations from members of the public, statutory bodies and other organisations. We carefully considered these representations which were taken into account in the preparing the SAD for publication Plan.[SAD9]

1.3 — The SAD Publication Plan

This Publication Plan is the final draft of the document to show the version that we intend to submit to the Secretary of State and hope to adopt. Therefore, unlike the PO, it does not include details on why we have decided to allocate particular sites and omitted others. This information is however provided in other supporting documents. We have tried to accommodate the responses to the PO consultation as much as possible in this latest version of the Plan. You can view all the documents, including the consultation responses and how the Council have addressed these, on our web site.[SAD10]

- c) The Publication Plan was the final draft of the document and was the version intended for submission to the Secretary of State. Consultation took place in Spring 2016.
- d) In response to issues arising from the Publication Plan consultation, we proposed a number of Pre-Submission Modifications. These were the subject of consultation before the Council agreed in April 2017 to submit the plan for public examination by a Planning Inspector appointed by the Secretary of State.

The examination of the plan took place in September 2017. Following the examination, the inspector recommended that various changes should be made to ensure the SAD was sound. These have now been incorporated into the plan.[SAD10]

[NOTE THIS PARAGRAPH IS TO BE UPDATED. WE HOPE TO REFER TO THE ADOPTION PROCESS.]

1.43 How the SAD relates to other planning documents

Walsall's Local Plan is currently composed of two elements²:

- a) The Black Country Core Strategy (BCCS), which was adopted by the four Black Country councils (Dudley, Sandwell and Wolverhampton, as well as Walsall) in 2011. This provides the strategic policy framework, including policies that set out targets for and the approaches to different types of development.
- b) The remaining, or 'saved', policies of Walsall's Unitary Development Plan (UDP), which was adopted in 2005. These are essentially development management and site specific policies. The UDP has a Proposals Map that allocates development based on these policies. [SAD11]

The role of the SAD is to provide policies relating to the allocation of land for development, and the designation of sites that are to be protected, based on the BCCS. In doing this the SAD takes account of the strategy of the BCCS, its targets for amounts of development (for example, the number of new homes) and the BCCS policies for different types of development

The Policies Map that accompanies this document will update and replace Walsall's UDP Proposals Map. As the SAD will take the place of some UDP policies, we propose to delete some several current UDP policies following the adoption of the SAD. But there will still be a need for some UDP policies dealing with development management issues (for example bad neighbour uses or water resources), as well as to retain the policies for the District Centres, which are not covered by the SAD. This means that some saved UDP policies will continue to exist alongside the BCCS and SAD for as long as necessary. The UDP policies for Walsall Town Centre have been replaced by the AAP that has been prepared in tandem with

² The Black Country Core Strategy and Walsall's UDP, with annotations to identify the 'saved' policies, are on the council's website. [SAD11]

the SAD. **An Appendix to the SAD provides a list of UDP Saved and Superseded Policies. It also provides references to those UDP Policies that are directly referenced in the SAD.** [MM2]

As referred to above, the ~~council is preparing to implement CIL.~~ Council **also** has **produced** several SPDs on matters such as affordable housing, the natural environment, open space and design, which provide guidance on how Local Plan policies should be applied. In addition, work on the SAD **has** also considered the Local Development Order that grants planning permission for industrial development in the area around the Darlaston Enterprise Zone (see Map 4.1)³. ~~Besides this~~ The Council also has to prepare **other complementary** documents, such as ~~it's a~~ Local Development Scheme (setting out the programme for preparing planning documents), a Statement of Community Involvement (how it will involve people in plan-making) and the Authority's Monitoring Report (**recording what developments have taken place and progress in implementing Local Plan policies**)⁴. [SAD12]

National **planning policy has also to should also** be taken into account. All local plan documents are supposed to be in conformity with the National Planning Policy Framework (NPPF) unless clearly justified by local circumstances.[SAD12]

Both the SAD and the BCCS cover the period to 2026. **The SAD seeks to allocate sufficient land to meet identified needs for this period, and in some cases beyond. The Publication version of the SAD was prepared to a base date of 31st March 2015. However, since that stage and through the Examination process, some information has been updated to ensure the document is as up to date as possible at the time of adoption. The chapters for individual topics, including the evidence lists, show the base dates that have been used: for example, the details of housing sites are correct as at 31st March 2017 with some information even more recent than this to reflect progress on delivering housing.**

~~But~~ ~~The~~ Black Country Councils **are have** committed to a review of the BCCS, **which** started in 2016. That review will have to consider the long-term strategy for the regeneration of the Black Country. This will include consideration **of** future development needs (such as projections of housing growth) and will have to assess a range of strategic matters, including any need to review the boundaries of the Green Belt. **It will be important to get** The SAD **has an important role** in **place helping** to ensure there will be a firm basis for the BCCS review **as well as helping to provideing a basis for planning decisions now and into the medium-term.** [MM3]

1.54 How the SAD ~~Publication Plan~~ is set out [SAD13]

Most of this document is made up of separate chapters, each of which addresses a main land use **topic** (housing or industry for example). The chapters include policies and where relevant, lists of allocated sites (both shown in coloured boxes), as well as supporting text. Where the policies refer to specific sites or areas, the locations and boundaries are shown on the Policies Map. The ~~plan~~ SAD also refers to the key evidence used to **inform the each** policy, and includes an overview of how the policy will be delivered and a monitoring indicator for reviewing how well the plan is working.

The policies relate in most cases to land allocations and describe the types of development that we will expect to take place on these sites. They also indicate the site specific considerations that will need to be taken into account when developing **either** these sites – **and some of these considerations might also be relevant to proposals on other unallocated sites. or and similar proposals for similar uses elsewhere.** ~~As this is not a development management document the plan references a number of policies from other parts of Walsall's Local Plan (i.e. the BCCS and UDP saved policies) that will need to be considered when proposals come forward.~~ Details of this approach are provided in Chapter 2 of this document.[SAD13]

³ ~~For more information see: www.walsall.gov.uk/planning/ldo~~ For more information see the Council's website[SAD12]

⁴ Links to the various documents can be found on the Council's website [SAD12]

Chapter 2 also provides objectives for the SAD and shows how the BCCS strategy of ‘regeneration corridors’ can be related to allocations and designations.

1.65 Supporting documents

The Council has produced a large amount of evidence to justify and explain the SAD.

Firstly, the **Sustainability Appraisal** (SA) process ~~is running in parallel with the preparation of the SAD. The SA is a method of identifying~~ identifies potentially significant environmental, social and economic effects of the emerging proposals in the plan (including ~~the consideration of~~ alternative options ~~under consideration~~), so that harmful effects can be identified early ~~on~~ and addressed ~~and / or mitigated as necessary where feasible~~. The SA ~~has~~ included an evaluation of the sustainability of the SAD Objectives, an appraisal of the Options for the SAD, and an appraisal of the ~~Draft SAD draft~~ policies and proposals. The SA ~~has~~ included equality and health impact assessments, and ~~it needs to be reflected~~ the requirements of EU legislation relating to Strategic Environmental Assessment (SEA). The results of the SA process are summarised in a separate SA Report and accompanying technical documents ~~that should be read alongside the SAD~~. [SAD14]

Secondly, ~~before the plan is formally adopted~~, the Council is required to undertake a formal assessment of the SAD investigating how it might affect the designated interest features of European Sites. **Habitats Regulations Assessment** (HRA) is a term used to encompass all stages of the assessment. [SAD15]

Two Special Areas of Conservation are potentially at issue in respect of the SAD, Cannock Chase (in Cannock Chase District) (see Map 7.2) and the Cannock Extension Canal (crossing the boundary between Cannock Chase District and Walsall – see Map 7.1)⁵. In the latter case ~~– in simple terms –~~ it has been found through previous work that any significant effect should be avoided provided there is no adverse impact on ~~water supply, water quality and boating use in~~ the canal (in terms of issues that might include such things as water supply and water quality). In respect of Cannock Chase, however, the in-combination effects associated with increased recreational pressure as a result of new housing development could not be screened out when the BCCS was prepared. Subsequently this effect was considered in more detail as part of an Appropriate Assessment (AA) involving a number of local planning authorities with the aim of providing an agreed basis for a strategic mitigation approach. Walsall Council has concerns regarding the interpretation of the evidence, on which the approach is based, the implications for development in Walsall and the reliance on the approach as the sole option for the purposes of SEA⁶. The Council has sought technical and legal advice and this is reflected in a HRA screening report prepared by the Council, and in a separate Memorandum of Understanding that the Council has produced for agreement with the bodies that are members of the Cannock Chase Partnership. [SAD16]

Thirdly, a wide range of **background documents** were prepared for or taken into account in the production of the documents. These included reports prepared and / or commissioned at previous stages and updated as necessary ~~in respect of the relevant topics or issues to be addressed by the SAD as well as over-arching work on Deliverability and Viability. Where the SAD document has drawn upon or identified particular assets and constraints that might need to be taken into account in the application of SAD (and other) policies, these have been set out in Technical Appendices. Besides mapping the assets and constraints, these include listings of nature conservation and heritage designations and of open space sites, as well as details of waste and minerals sites and related technical issues. The Technical Appendices are published on the Council’s website, with the SAD and Policies Map. There was also a list of sites put~~

⁵ The Humber Estuary SAC/SPA/Ramsar was also considered as part of the BCCS HRA (see the evidence part of the Council’s website www.walsall.gov.uk/local-plans/evidence). However, since ~~then~~ adoption of the BCCS, no further technical work or correspondence has identified a need to develop a package of measures to mitigate any effects resulting from activities in Walsall. [SAD16]

⁶ Ashdown Forest Economic Development Llp and (1) Wealden District Council(2) South Downs National Park Authority [2015] EWCA Civ 681: <http://www.bailii.org/ew/cases/EWCA/Civ/2015/681.html>

~~forward at Issues and Options stage that we chose not to allocate for particular uses, the reasons for us rejecting these sites and our response to representations received. [SAD17]~~

~~Fourthly, we published a **Delivery & Infrastructure Plan** to accompany the PO in September 2015. This was updated in Spring 2016 and again in Spring 2017. [SAD18]~~

~~All the documents for the SAD (and for the Walsall Town Centre AAP) and ~~CIL~~ can be viewed on the ~~Evidence Page of Council's~~ our web site, which includes an 'Evidence' page, as well as pages with the consultation documents used in the preparation of this plan. [SAD19]~~

~~[SAD20] **1.76 Tell us what you think See above for details of how to comment on the proposed modifications**~~

~~We want to hear people's views.~~

~~You can make a representation to the SAD Publication in the following ways:~~

- ~~• filling in the questionnaire, either in paper form or online — go to www.walsall.gov.uk/planning_2026~~
- ~~• send an email to planningpolicy@walsall.gov.uk~~
- ~~• write to us at Walsall Council Planning Policy Team, Walsall Council, Darwall Street, Walsall WS1 4DG~~

~~Please note that you need to submit your representation in writing. When making your representation, please make reference to the relevant site(s) or policy(ies). Please also tell us the reasons why you are making your representation and provide evidence to support your view, and suggest appropriate changes to the wording of the policies and or to the allocation of any particular site(s). Providing suggestions for changes to the plan will make your comments more effective.~~

~~If you have made a representation previously at the Preferred Options stage and you feel that the Publication Draft SAD has not met this representation, please let us know in writing that you wish to maintain your representation. If you think the points made in a previous representation have now been satisfied then please let us know in writing that you withdraw your representation. You will still be kept informed of the process.~~

~~Please submit any representations during the consultation period between **Monday 7th March and Tuesday 3rd May 2016**. Comments received after this might not be taken into account.~~

~~We will keep all respondents notified about the rest of the process and how they can take their representations forward. If you have any questions you can ring us on 01922 658020.~~

~~1.7 **87 Testing the Plan**~~

~~When the SAD is examined the Inspector's role will be to assess whether the plan has been prepared in accordance with legal and procedural requirements and whether it is 'sound' — namely that it is:~~

- ~~• **Positively prepared** — the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;~~
- ~~• **Justified** — the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;~~
- ~~• **Effective** — the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and~~
- ~~• **Consistent with national policy** — the plan should enable the delivery of sustainable development in accordance with the policies in national policy.~~

~~It would be helpful if individual representations made about this Publication version of the SAD are framed around these points. The role of the SAD in delivering the BCCS should also be borne in mind.~~

1.8 98 What happens next

~~After each the consultation period we have will taken account of all of the representations we received. Where If we needed to make any changes as a result of the representations, or to make any updates because of changing circumstances, we will have proposed modifications to the Plan. These modifications have been published might be in the form of a schedules of 'Pre-Submission Modifications' and 'Further Proposed Modifications', as well as being shown in this a revised version of the Plan. They 'Pre-Submission Modifications' were will be the subject of further consultation.~~

~~We have now reached the point where When we think that the consultations have been completed and are we will submitting the plan to a full meeting of the Council. A Council resolution will be required for the SAD and supporting documents (including details of the representations received) to be submitted to the Secretary of State for Communities and Local Government. The Planning Inspectorate will then arrange for the plan to be scrutinised through an Examination in Public. Everyone who has expressed an interest in the plan, including by making a representation about it, will be notified of the submission to the Secretary of State and, following this, of arrangements for the Examination.~~

~~Where the Inspector feels that discussion and debate will be required, the Examination process could involve a set of hearings. In this case s/he will invite some people or organisations that have made representations for a round table discussion with the Council.~~

~~Following the Examination the Inspector can recommend 'main modifications' if these would be needed to make the SAD sound and / or legally compliant. The council would be required to consult on such modifications. The Inspector would consider any representations received before making a report about whether the Plan is sound.~~

~~The council hopes to be able to adopt the SAD before the end of 20167. [SAD20]~~

SAD Appendix 3

Policy HC1: Land Allocated for New Housing Development

Table HC1

[See Schedules of Modifications for explanation. Table also includes amendments to site addresses and other minor modifications.]

Policy HC1: Land Allocated for New Housing Development

The sites listed in Table HC1 below and shown on the Policies Map are proposed for housing. **Proposals for the development of these sites for uses other than housing will need to be justified against other local plan and national policies, and in terms of the requirements for land for housing and these other uses assessed against current evidence.** [MM10]

The design of developments on these sites should take account of its context and surroundings, and help to create places where people choose to live. Each site should achieve a density of at least 35 dwellings per hectare, except where part of the site is needed to provide open space or other facilities in accordance with other policies of this Plan.

Any proposals for particular sites will need to address the issues for those sites listed in the ‘notes’ column in Table HC1.

A small number of these sites (referred to as GT or TS in Table HC1) could also be suitable instead in whole or in part for use as Gypsy and Traveller or Travelling Showpeople Sites, as described in Policy HC4. **Proposals for general housing on these sites, that would prevent provision on them of at least the number of pitches or plots referred to in Table HC4a below, will be opposed unless it can be demonstrated that the total capacity of Gypsy and Traveller or Travelling Showpeople sites elsewhere in the borough, on existing sites and / or other sites that are available for development for these uses, is at least equal to the total set out in Table HC4b (66 pitches and 90 plots).** [MM11]

Ref.	Site Name or Address [MM17] [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes) [MM17] FPMSAD4	Estimated Dwellings [MM18]	Planning Status (see below for codes) and permission reference [MM18]	SHLAA STATUS [MM20]
HO4 [MM12]	Clothier Street		48	UG	
HO11	Somerford Place (former Dorsetts Scrapyard), Willerhall	F2, F3 (part of site) but defended by culvert, ind. Also possible TS site: see Policy HC4	26		b

Ref.	Site Name or Address [MM17] [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes) [MM17] FPMSAD4	Estimated Dwellings [MM18]	Planning Status (see below for codes) and permission reference [MM18]	SHLAA STATUS [MM20]
HO14a	Pinson Road (Little London School), Willenhall	CA, LL	34 20	FPP 16/1914	a
HO16	New Road, Willenhall (former car showroom), Willenhall	F2, F3 (part of site) but defended by culvert	9		b
HO20	Field Street (Gilberts' Club), Willenhall		26		b
HO23b [MM12] [MM13]	Kendrick Place and Castle View Road, Moxley	OS	38-25		b
HO27	Goscote Lodge Crescent (Site B), Goscote	cn, GW, MSA, PROW, SLINC, waste See reference in Policy HC4 to potential requirement for part of site to be GT site [MM14]	327 426		b
HO28	Dolphin Close (Goscote Site C), Goscote	cn, slinc, waste FPMSAD4 Preferred use is GT. Would be suitable for general housing if not required as GT site	19		b
HO29	Goscote Lane Copper Works, Goscote	cn, MSA, slinc, waste FPMSAD4 See reference in Policy HC4 to potential requirement for part of site to be GT site [MM14]	395		b
HO30 [MM12]	Silver Street, Brownhills	cn, slinc	157	UC	
HO36	Wilkes Avenue (Bentley Home), Bentley		37	FPP 15/1683	a
HO37	Bentley Road North (corner of King Charles Avenue), Bentley	lb	19		b

Ref.	Site Name or Address [MM17] [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes) [MM17] FPMSAD4	Estimated Dwellings [MM18]	Planning Status (see below for codes) and permission reference [MM18]	SHLAA STATUS [MM20]
HO38 [MM12]	Wolverhampton Road West (rear of 179)	lb	5	FPP	
HO39a	Joynson Street (site of former Kings Hill JMI School), Darlaston		17		b
HO39b	Adjoining 15b Joynson Street, Darlaston	proW	5	FPP (lapsed) 05/0371/FL/H5	b
HO40	Riding Way, Short Heath	cn, OS slinc	14		b
HO41a	Hatherton Liberal Club, North Street, Walsall	ind	6		b
HO41b	Mill Street (former scrap yard), Walsall (former scrap yard)	ind	12		b
HO43	Watling Street (land north of Kings Deer Road), Brownhills	noise, sinc, SPZ, sssi	15		b
HO44	Poplar Avenue (east), Bentley	OS, SLINC	23		b
HO45 [MM12]	Former Beechdale School (Open Space)	en, gw, OS, slinc,	80	FPP UC	
HO46	Noose Crescent (former Lakeside School), Willenhall	proW, sinc,	59		b
HO53	Rear of 16 High Road, Lane Head, Willenhall		29		b
HO60a	Hollyhedge Lane (east side) (30 to 32), Walsall	ca, cn, gw, slinc	33		b
HO60b	Hollyhedge Lane (east side) (28), Walsall	ca, cn, gw, NO2, slinc	24		b
HO60c	Hollyhedge Lane (east side) (former Bradford Coal Wharf), Walsall	CA, cn, gw, NO2, NOISE, slinc	52		b
HO60d	Orange Tree, 20 Wolverhampton Road, Walsall	ca, cn, NO2, NOISE, slinc	4		b

Ref.	Site Name or Address [MM17] [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes) [MM17] FPMSAD4	Estimated Dwellings [MM18]	Planning Status (see below for codes) and permission reference [MM18]	SHLAA STATUS [MM20]
HO61	Canalside Close, Goscote	cn, slinc waste FPMSAD4 Potential TS site: see policy HC4	15		b
HO62	Former Metal Casements, Birch Street, Walsall	ca, cn, ind, LIMESTONE, LL (demolished), slinc See reference in Policy HC4 to potential requirement for part of site (area not affected by limestone) to be GT site [MM14]	95		b
HO65	Hollyhedge Lane (west side), Walsall	NO2, NOISE	14		b
HO66a	Former Harvestime Bakery, Raleigh Street, Walsall		80	OPP 16/1514	a
HO66b	Walsall Iron and Steel, Wolverhampton Road, Walsall	NO2	17		b
HO71	Festival Avenue (end of street), Darlaston	ind, OS	10		b
HO72	Festival Avenue, Darlaston	ind, OS, prow	24		b
HO87 [MM12]	Former Mary Elliott School, Brewer Street	GW	62	FPP-UC	
HO93	Woodwards Road (former garage and vehicle storage yard), Walsall	cn, slinc	24		b
HO117	New Invention Methodist Church, Lichfield Road, New Invention	LL	14		b
HO124	Allen's Centre, Hilton Road, New Invention		22		b
HO125	Essington Lodge, Essington Road, New Invention		23		b

Ref.	Site Name or Address [MM17] [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes) [MM17] FPMSAD4	Estimated Dwellings [MM18]	Planning Status (see below for codes) and permission reference [MM18]	SHLAA STATUS [MM20]
HO126	Field Road Education Development Centre, Bloxwich	proW	25		b
HO128 [MM12]	Daw End School	PROW, slinc	44		
HO137a	60 Walsall Road, Willenhall	F2	24	OPP (lapsed) 05/1664/OL/W3	b
HO137b	Fletchers Lane (1 and 2), Willenhall		2		b
HO137c	3 Fletchers Lane, Willenhall		3	OPP (lapsed) 07/0024/OL/W2	b
HO147	ASK Motors, 664 Bloxwich Road, Walsall / Blakenall Lane	no2 FPMSAD4	20	OPP (lapsed) 06/1575/OL/E12	b
HO150	British Lion Works, Forest Lane, Walsall	cn, gw, lb, slinc	60	OPP (lapsed) 06/0314/FL/E4	b
HO154	Eagle Public House, Cresswell Crescent, Bloxwich		17	FPP (lapsed) 10/1166/FL	b
HO157a	Former Autocraft, Walsall Road, Walsall Wood	cn, gw, NO2, slinc, potential TS site [MM15]	20	FPP (lapsed) 09/1692/OL	b
HO157b	Motor City, 117b Walsall Road, Walsall Wood	cn, gw, NO2, slinc	4		b
HO157c	Jubilee House, Walsall Road, Walsall Wood	cn, NO2, slinc, also potential TS site [MM15]	16		b
HO160	Former Tannery P.H., Burrowes Street, Walsall		12	FPP 15/1281	a

Ref.	Site Name or Address [MM17] [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes) [MM17] FPMSAD4	Estimated Dwellings [MM18]	Planning Status (see below for codes) and permission reference [MM18]	SHLAA STATUS [MM20]
HO162a	Former Works Site C/O Cemetery Road / Villiers Street, Willenhall	PROW	14	FPP (lapsed) 04/0685/FL/W2	b
HO162b	Villiers Street (AJM Buildings), Willenhall	PROW	9	FPP (lapsed) 10/0659/FL	b
HO163	Formerly Select Windows, Walsall Road, Walsall Wood	cn, gw, NO2, slinc	27	FPP (lapsed) 05/0566/OL/E4	b
HO168a	Howdles Lane / Castle Street, Brownhills	cn, slinc, SPZ FPMSAD4	40	ALP	b
HO168b	Gladstone House, 45 Castle Street, Brownhills	SPZ FPMSAD4	6	OPP 12/0855/OL	b
HO173 [MM12]	Land at 232 Lichfield Road, Willenhall		23	FPP	
HO176	Land adjacent Bentley Green, Bentley Road North, Walsall	F2, LDO	144	FPP (lapsed) 12/1431/TE	b
HO177	Land at Berkley Close and Cottle Close, Rear of 31-59 Edinburgh Avenue, Bentley	OS	16	OPP 15/1551	a
HO179 [MM12]	Carl Street	cn, slinc	66	FPP	
HO180	Land at Churchill Road and Kent Road to the rear of 2-14 Kent Road and 201-205 Churchill Road, Bentley, Walsall	gw, OS, SLINC	26	OPP 10/0298/OL	a
HO181	Land at Former Caparo Works, Between the Wyrley and Essington Canal, Miner Street Road, Green Road and Old Birchills, Walsall	ca, cn, gw, LB, lb, LIMESTONE, MSA, slinc	310	OPP (lapsed) 08/0163/OL	b

Ref.	Site Name or Address [MM17] [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes) [MM17] FPMSAD4	Estimated Dwellings [MM18]	Planning Status (see below for codes) and permission reference [MM18]	SHLAA STATUS [MM20]
HO182 [MM12]	Land at Servis UK LTD, Darlaston Road, Wednesbury, Walsall	gw ind, MSA, PROW	170	OPP	
HO185	Bentley Moor Club, Bentley Drive, Walsall		10	FPP 13/0008/FL	a
HO194	Lichfield Road, Little Bloxwich	slic	10	ALP	b
HO195	Petrol Station, 274-276 Lichfield Road, Willenhall (Petrol Station 272-274)	no2, NOISE	21	OPP (lapsed) 06/1380/OLW3	b
HO201	R/O Rear of Pinson Road, Willenhall	F2	15	ALP	b
HO205	Site at Corner of Edison Road and Arkwright Road, Walsall, Beechdale, Walsall		11	OPP (lapsed) 05/2009/OLW1	b
HO207	Site of the Cavalcade P.H., Stroud Avenue, Willenhall		23 30	FPP 15/0061/FL	a
HO208	Land at Stencil's Farm (Caravan Storage Area), North of Mellish Road (area outside Green Belt), Walsall		24 10		b
HO210 [MM12]	The Dolphin P.H., Goscote Lane, Walsall, WS3 1PD	waste	18	FPP	
HO211	The Hawthorns, Highgate Drive, Walsall WS1 3JW	LL, SPZ FPMSAD4	13 5	FPP 16/0919	a
HO217 [MM13]	Wolverhampton Road West (former Petrol Station and former Lane Arms Pub)	lb	29	FPP (lapsed)	
HO217a [MM13]	Former Petrol Station, Corner of Bentley Mill Way, Wolverhampton Road West, Walsall	lb	21	FPP (lapsed) 05/1152/FLW7	b

Ref.	Site Name or Address [MM17] [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes) [MM17] FPMSAD4	Estimated Dwellings [MM18]	Planning Status (see below for codes) and permission reference [MM18]	SHLAA STATUS [MM20]
HO217b [MM13]	Former Lane Arms Pub, Corner of Bentley Road North, Wolverhampton Road West, Walsall	lb	8		b
HO224 [MM12]	George Carter Pressings LTD, Clothier Road, Willenhall, WV13 1BG		27	FPP UC	
HO303	Land (including Factory Complex AP (UK)) at Heathfield Lane West, Darlaston	cn, F2, F3, GW MSA, PROW, SINC sine, slinc Site area excludes land within planning permission boundary that is a SINC (pool and adjacent land) Development will need to address Ward's Pool SINC on part of site. Housing capacity of 188 assumes no development on SINC area. [MM16]	304 188	FPP (lapsed) 08/0394/FL	b
HO304	Between 114 and 120 and 122A and 127 Watling Road Street / Roman Close, Brownhills	NOISE, SPZ FPMSAD4	10		b
HO305	Cricket Close Allotments and Tennis Courts, Walsall	F2, F3, OS SPZ FPMSAD4 Site area reduced and estimated housing capacity takes account of need to exclude flood zone from developable area, and exclusion of area of site within Green Belt. Existing policies that may require justification for the loss or relocation of the existing tennis courts will continue to apply.	42		b
HO306	Darlaston Multi-Purpose Centre Site, Victoria Road/ Slater Street, Darlaston	PROW	35		b

Ref.	Site Name or Address [MM17] [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes) [MM17] FPMSAD4	Estimated Dwellings [MM18]	Planning Status (see below for codes) and permission reference [MM18]	SHLAA STATUS [MM20]
HO307	Former Royal Navy Club, 120 Elmore Green Road, Bloxwich		10	FPP 14/0793/FL	a
HO308	Gordon House (TA Centre), Sutton Road Walsall	ca, lb, ll, SPZ FPMSAD4	22		b
HO310	Narrow Lane House and Neighbourhood Office Site, Narrow Lane, Walsall	NO2, noise	14		b
HO312	Pleck Working Men's Club, Pleck Road, Walsall	NO2	11	FPP 15/0105/FL	a
HO313	Royal British Legion Club, Broad Lane Gardens, Bloxwich		25		b
HO314	Rushall Mews, New Street, Walsall WS4 1JQ		35 26	FPP 16/1669	a
HO315	Site of John Wooton House & Great Croft House, Wesley Road, Darlaston		44 23	FPP 16/1347	a
HO316	Premier Aftercare, The Green, Darlaston (Premier Aftercare)	waste FPMSAD4	11		b
HO317	Former Warreners Arms, High Street, Brownhills		58		b
HO318	Springside, 2 Spring Lane, Pelsall WS4 1AZ		16 6	FPP 16/1535	a
HO320	Birway Garage, Newhall Street, Willenhall	gw, ind	28	FPP 13/1438/FL	a

Ref.	Site Name or Address [MM17] [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes) [MM17] FPMSAD4	Estimated Dwellings [MM18]	Planning Status (see below for codes) and permission reference [MM18]	SHLAA STATUS [MM20]
HO321	Willenhall Coachcraft, 348 Wolverhampton Road West, Willenhall, WV13 2RN	gw, ind	33		b
HO322	Rowley View (former Public House and Open Space), Moxley	ind, NO2, NOISE	22		b
HO323	1 to 3 Woodside Road and 1 to 3 Woodside Close, Walsall, WS5 3LU		14	FPP 14/1014/FL	a

The total estimated number of dwellings from the sites listed in Table HC1 is 3,147. The contribution of these sites to Walsall's total housing supply (6,876 dwellings) is shown in Table 3.1 above. [MM21]

Planning Status Codes in Table HC1 [MM19]

These codes show the situation as at 31st March 2016 September 2017. Sites that are UC no longer need to be allocated in the SAD, however they are still listed at this stage to be consistent with earlier versions of the document

Blank Site does not have planning permission

FPP Full planning permission

OPP Outline planning permission

ALP Site already allocated for housing in the UDP

SAD Appendix 4

Policy HC4: Accommodation for Gypsies and Travellers and Travelling Showpeople

Table HC4a

[See Schedules of Modifications for explanation. Table also includes amendments to site addresses and other minor modifications.]

Policy HC4: Accommodation for Gypsies and Travellers and Travelling Showpeople [MM25]

- a) The sites listed in Table HC4a and shown on the Policies Map are proposed for permanent pitches for Gypsies and Travellers or plots for Travelling Showpeople as indicated. This table also shows existing sites to be safeguarded. Proposals for the use or development of these existing or proposed sites for any other purpose, including general housing, will be opposed unless it can be demonstrated that the total capacity of Gypsy and Traveller or Travelling Showpeople existing sites elsewhere in the borough, either on existing sites and / or other sites that are available for development for these uses, is at least the same as that equal to the total number of existing and new pitches/ plots set out in Table HC4eb below (66 pitches and 90 plots).
- ~~The sites listed in Table HC4b are allocated for general housing under Policy HC1. However, parts of these sites may also be suitable for development as a traveller site as an alternative to Site HO28. Any proposals for general housing development on any of these sites that are submitted prior to the development of Site HO28 as a traveller site must incorporate provision for the number of pitches listed in the table as part of the development, unless it can be demonstrated that Site HO28 remains available for development as a traveller site (subject to funding), or an equivalent number of new traveller pitches has already been developed either on one of these sites or elsewhere in the borough.~~
- b) The new sites listed in Table HC4a have been identified in accordance with the criteria in Table HC4dc. Any proposals for other new sites not listed below must also satisfy these criteria as well as other policies in Walsall's Local Plan.
- c) Any proposals for particular sites will need to address the issues for those sites listed in the 'Notes' column in Table HC4a.

Table HC4a: List of Sites

Ref.	Existing Traveller Sites to be Safeguarded [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes) [MM26] [MM27]	Capacity (number of pitches)
GT1	Willenhall Lane_Caravan Site, Willenhall Lane, Bloxwich	cn, F2 (part of site), GB, Inr, sinc [MM26]	19
GT2	Haywoods Noose Lane, Willenhall	Inr, sinc [site was formerly included within Trentham Cottage]	1
GT3	Trentham Cottage, Noose Lane, Willenhall	Inr, sinc	11
GT4	47A Guild Avenue, Bloxwich		1

GT7	Railwood Nursery, Railwood Drive, Pelsall	GB, [MM26] L II [MM27] FPMSAD5	1
HO14b [MM30]	Adjacent to No. 1 Croft Street, Willenhall	CA, II See Note 1 below	1
Ref.	Existing Showpeople Sites to be Safeguarded [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes)	Capacity (number of plots)
GT9	Bridge Farm, Goscote Lane, Bloxwich	cn, GB, slinc[MM26]	12
GT10	Oak Tree Farm, Goscote Lane, Bloxwich	cn, GB, slinc[MM26]	9
GT11	Goscote Lane (Storage Yard), Bloxwich	cn, GB, slinc[MM26]	0 (storage area)
GT12	Showmen's Guild Site, Goscote Lane, Bloxwich	cn, GB, slinc[MM26]	20
GT13	East of Goscote Lane (Strawberry Fields), Bloxwich	cn, GB, slinc[MM26]	1
GT14	Lindon Road, Brownhills		1
GT15	Toberland, Reaymer Close, Walsall	cn, slinc	14
GT46	Charlie Swann, 110 Lindon Road, Brownhills		9
Ref. [MM28]	Existing Traveller Sites with Temporary or Personal Permission to be Made Permanent	Assets and Constraints, and Notes (see Chapter 2 for codes)	Capacity (number of pitches)
GT5 [MM28]	Cartbridge Lane	f2, f3, SLINC (See Note 2 below)	4
GT6 [MM28]	34-38 Gould Firm Lane	SPZ (See Note 2 below)	4
Ref.	New Traveller Sites [SAD1]	Assets and Constraints, and Notes (see Chapter 2 for codes)	Capacity (number of pitches)
GT1	Willenhall Lane Caravan Site, Willenhall Lane, Bloxwich	cn, F2 (part of site), GB, Inr, sinc[MM26]	2 (conversion of community room)
GT50	Rear of 48-72 Foster Street, Blakenall		3
HO28	Dolphin Close (Goscote Site C), Goscote	cn, slinc, waste [MM27] FPMSAD4 Site also has potential for general housing (see policy HC1) if not required for travellers	10
Ref.	New Showpeople Sites [SAD1] <i>The capacity of each site assumes some equipment storage is included. It would be greater if it was only used for residential.</i>	Assets and Constraints, and Notes (see Chapter 2 for codes)	Capacity (number of plots)
GT45	96 and 100 Lindon Road, Brownhills		2

HO11	Somerford Place (former Dorsetts Scrapyard), Willenhall	F2, F3 (but defended by culvert). Also possible general housing site (see policy HC1)	5
HO61	Canalside Close, Goscote	cn, slinc, waste [MM27] FPMSAD4	2
HO157a [MM29]	Former AUTOCRAFT, Walsall Road, Walsall Wood	en, NO2, slinc	4
HO157c [MM29]	Jubilee House, Walsall Road, Walsall Wood	en, NO2, slinc	3 (site currently occupied but this or adjoining quasi-retail uses may become available in future)
Note 1: Site was granted retrospective planning permission in April 2016 [MM30]			

Table HC4b: General Housing Sites that may need to include accommodation for Travellers if Site HO28 does not come forward [MM31]			
Ref.	Site Name or Address	Assets and Constraints, and Notes (see Chapter 2 for codes)	Maximum number of pitches to be accommodated
HO27	Goscote Ledge Crescent	en, GW, MSA, PROW, SLINC, waste. Some or all of these may not apply depending on the precise location of the area to be developed for GT within the wider general housing site. The precise location of the area to be used for travellers would depend on the layout of general housing proposals for the larger site.	15 (only a small part of the much larger general housing site would be used)
HO29 (also TS)	Goscote Copper Works	en, MSA, slinc, waste Some or all of these may not apply depending on the precise location of the area to be developed for GT within the wider general housing site. The precise location of the area to be used for travellers would depend on the layout of general housing proposals for the larger site.	15 (only a small part of the much larger general housing site would be used)
HO62	Former Metal Casements	ea, cn, LIMESTONE, II (demolished), slinc GT pitches to be located on part of the site outside limestone consideration zone.	15

Table HC4cb: Capacity and Delivery Timescales [MM32]					
	Occupied Permanent	Permanent Pitches / Plots	Existing Time Limited or	New Pitches / Plots to be	Additional Pitches / Plots needed to meet Minimum

	Pitches / Plots in 2008	available in 2015	Personal Pitches / Plots	provided in 2016-2026 Minimum Total Number of Pitches/ Plots Required by 2026 (existing and proposed)	Requirement (compared with 2015 situation)
Gypsy and Traveller Pitches	20	33	8	20 55	14 (See note 1 below)
Showpeople Plots	55	65-66	0	30 90	24
Note 1: Based on lower end of need estimate in the Walsall Gypsy and Traveller Accommodation Assessment Revision 2016 (updated March 2017) Walsall Council					

Table HC4dc: Site Criteria

Gypsy and traveller permanent residential pitches

- i. The site should be in a location that would be suitable for general housing in accordance with other policies of the SAD, the BCCS and the UDP, were it not for this policy. This means, for example, that the site should not lie in the Green Belt (except for safeguarded existing sites), or be prone to flooding, poor air quality or excessive noise levels from surrounding traffic or industry;
- ii. 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 uses;
- iii. The site should meet moderate standards of access to residential services as set out in BCCS Policy HOU2. This means it should lie within the following travel times (by either walking or public transport) of the stated services:
 - Education (walking distance from Primary School) – 10 Minutes
 - Health (Doctor's surgery or Walk-in Centre) or Fresh Food (Centre or Foodstore) – 15 minutes
 - Education (Secondary School) – 20 Minutes
 - Employment (Strategic Centre or Other Employment Area) – 30 minutes
- iv. The site should be located and designed to facilitate integration with neighbouring communities;
- v. 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;
- vi. The site is served or capable of being served by adequate on-site services for water supply, power, drainage, sewage and waste disposal (storage and collection).
- vii. Former factories 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

Gypsy and traveller transit pitches

- i. The site should be suitable for general housing in accordance with other policies of the SAD, the BCCS and the UDP, were it not for this policy.

- ii. The site should provide safe and convenient access to road networks and be located so as to cause minimum disruption to surrounding communities;
- iii. The site should be suitable as a place to live, particularly with regard to health and safety

Travelling showpeople plots

- i. The site should be in a location that would be suitable for general housing in accordance with other policies of the SAD, the BCCS and the UDP, were it not for this policy. This means, for example, that the site should not lie in the Green Belt (except for safeguarded existing sites), or be prone to flooding, poor air quality or excessive noise levels from surrounding traffic or industry;
- ii. 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 uses;
- iii. The site should meet moderate standards of access to residential services as set out in BCCS Policy HOU2. This means it should lie within the following travel times (by either walking or public transport) of the stated services:
 - Education (walking distance from Primary School) – 10 Minutes
 - Health (Doctor's surgery or Walk-in Centre) or Fresh Food (Centre or Foodstore) – 15 minutes
 - Education (Secondary School) – 20 Minutes
 - Employment (Strategic Centre or Other Employment Area) – 30 minutes
- iv. The site should be located and designed to facilitate integration with neighbouring communities;
- v. 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;
- vi. The site is served or capable of being served by adequate on-site services for water supply, power, drainage, sewage and waste disposal (storage and collection).
- vii. Former factories 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