## Walsall Site Allocation Document Publication Consultation 7th March-3rd May 2016 Schedule of Representations Received and Responses by the Council

This schedule provides a summary of the points made in representations received on the Publication Draft Plan, together with the Council's responses to the points made.

The representations are set out in the same order as the topics / policies appear in the Publication Document, so where one representation refers to several different issues or different parts of a policy then the points made are set out separately.

Where the Council is proposing to make changes to the plan – in response to representations received or for other reasons – these are set out in a Schedule of Proposed Pre-Submission Modifications, which is the subject of consultation for a period of 6 weeks from 7th November - 19th December 2016.

See the Council's consultation web pages at www.walsall.gov.uk/planning\_2026

Chapter	1: Introdu	ction											
Unique Ref - Respond ent	Unique Ref - Other (where Respond ent is Agent)	Respondent Organisation	Agent	Last Name	Topic	Sub-Topic	Policy Referenc e	Site Referenc e	Section Referenc e	Supports the Plan - Provide Summary	Objects to the Plan - Provide Summary	Proposed Modifications	Council Final Response
1812		Cannock Chase District Council		Eggington	1. Introduct ion	1a. SAD - General			1.3		Welcome reference to commitment to review of BCCS in 2016 and Green Belt review. Further context to the strategic matters to be considered could be added e.g. reference to the ongoing Greater Birmingham Housing Market Area housing supply shortfall work.	Add reference to the ongoing Greater Birmingham Housing Market Area housing supply shortfall work.	No Change Proposed.  No scoping of the issues to be addressed by the BCCS review has yet taken place, so it would be premature to suggest that the Black Country could accommodate housing growth beyond that required to meet its own needs. However, the existing wording in the SAD would not rule out this possibility, if it was deliverable.
3540		Acornford (Kensington) Limited	Bell Cornwell	Kemp	1. Introduct ion	1a. SAD - General			1.3		Justification for the last sentence of paragraph 1.3 is unclear. It implies the SAD is setting the strategic planning context for the Core Strategy Review. The Core Strategy Review will render the SAD out of date when it is adopted. The BCCS cannot be up-to date with national policy (i.e. NPPF). If the BCCS sets different targets this will undermine the SAD, as different targets will result in the need for completely different site selection strategies. Therefore we do not consider the plan to be positively prepared and not based on current needs as it can be assumed that the BC Councils would not be carrying out a Review if one was not deemed necessary. If the BCCS Review changes the requirements, the SAD will not be justified or effective. The Objector continues at length to take issue with the Council's continued allocation of industry and dismissal of a mixed use/retail proposal.	There should be a commitment within the SAD for an immediate review if the BCCS policy on which it is based materially alters the planning context the SAD is seeking to deliver.	No Change Proposed. The most recent evidence, from the 2016 Employment Land Review, is that there continues to be a high demand for land for industry, including local quality land such as this. The representation provides no evidence that any alternative objective assessment of need has been carried out.
774		Lichfield District Council		Baldwin	1. Introduct ion	1c. Relationshi p to Other Policies			1.3		While the plan identifies sufficient land to meet the requirements for housing, employment and other significant land uses in the Black Country Core Strategy (BCCS) without the need to use land within the Green Belt, there is evidence that Birmingham will not be able to accommodate the whole of its new housing requirements for 2011 to 2031 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham's needs. The authorities within the Greater Birmingham Housing Market Area (GBHMA), including Lichfield and Walsall are working together to determine exactly how much new housing would need to be planned for across the HMA and how a distribution could be achieved in line with local authority capacities and potential supply of housing sites. As such the SAD needs to explain how it will	After the phrase 'projections of housing growth' add the phrase 'within our wider housing market area.'	Change Proposed. Proposed Modification to Section 1.3 to correct typographical error - amendment to third sentence in final paragraph of section 1.3 to state: "That review will have to consider the long-term strategy for the regeneration of the Black Country." (this modification is not numbered)  No further modifications are necessary, as no scoping of the issues to be addressed by the BCCS review has yet taken place, so it would be premature to suggest that the Black Country could accommodate housing growth beyond that required to meet its own needs. However, the existing wording in the SAD would not rule out this possibility, if it was deliverable.

	effectively respond to any proposals with respect to the quantum and distribution of housing across the GBHMA.	
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Chapter	2: Objectiv	ves, Regenera	tion Corric	lors and Issu	ies								
Unique Ref - Respond ent	Unique Ref - Other (where Respond ent is Agent)	Respondent Organisation	Agent	Last Name	Topic	Sub-Topic	Policy Referenc e	Site Referenc e	Section Referenc e	Supports the Plan - Provide Summary	Objects to the Plan - Provide Summary	Proposed Modifications	Council Final Response
2301		Gallagher Estates	Pegasus Planning	Сох	2. Objective s, Regenera tion Corridors and Issues	2a. Proposed SAD Objectives	Omission Policy		Presumpt ion in Favour of Sustainab le Develop ment		The BCCS was adopted prior to the publication of the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development. A new policy should be included within the SAD that sets out the presumption in favour of development so that it is clear that development which is sustainable can be approved without delay.	A new policy should be included at the beginning of the SAD that sets out the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay.	No Change Proposed. Policies in the SAD already refer to support for sustainable development: these include Objectives 1 and 2, and Policy HC2 (a). The wording proposed in the representation would effectively be a development management policy, so would not be appropriate for a site allocation document.
1820		Catalyst Capital	Savills	Burrow	2. Objective s, Regenera tion Corridors and Issues	2a. Proposed SAD Objectives			2.1	Our client supports the inclusion of the second objective, which seeks to deliver sustainable communities through the development of new housing on vacant, derelict and under-used land (including redundant employment land) to provide a range of homes. An approach which seeks to encourage the development of new housing on vacant, derelict and under-used land (i.e. redundant employment land) is considered to be consistent with national policy subject to such sites being suitable, viable and deliverable for housing.			No Change Proposed. Welcome Support.
2301		Gallagher Estates	Pegasus Planning	Сох	2. Objective s, Regenera tion Corridors and Issues	2a. Proposed SAD Objectives			Objective 1		It is considered that such a "brownfield first" approach is unsound as it conflicts with the NPPF, which was published after adoption of the BCCS. One of the 12 Core Planning Principles of the NPPF is to "encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value." Although, therefore, the NPPF encourages the re-use of previously developed land (PDL), what the Framework does not do is prioritise it over greenfield land. This has been confirmed in appeal cases in other areas. Any suggestion that there should be a sequential approach to use PDL before greenfield land is contrary to the NPPF and, as such, unsound. Sustainability Principle 4, contained within the BCCS, is no longer consistent with national policy.	Objective 1 should be redrafted to encourage rather than prioritise the delivery of PDL sites and remove reference to protecting the Green Belt from inappropriate development.	No Change Proposed.  Objective 1 remains in accordance with national policy, in particular one of the five purposes of the Green Belt set out in NPPF paragraph 80, which is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
2301		Gallagher Estates	Pegasus Planning	Сох	2. Objective s, Regenera tion Corridors and Issues	2a. Proposed SAD Objectives			Objective 2		This Objective should recognise the need to accommodate the housing requirements of the Borough over the lifetime of the Plan. This is required to ensure the Plan aligns with the emphasis which the NPPF places, in paragraph 47, on Local Planning Authorities ensuring their Local Plan: "meets the full, objectively assessed needs for market and affordable housing." The inclusion of such recognition would then be sound, having regard to the test that plans should be positively prepared and consistent with national policy. In addition, it should be recognised that the appropriate housing requirement must have regard to housing needs that cannot be met within neighbouring authorities which requires due consideration as part of the Council's duty to cooperate and further consideration of other factors including economic growth, adjustments for worsening trends in market signals and meeting affordable housing needs.	Objective 2 should recognise the need to accommodate the housing requirements of the Borough over the lifetime of the Plan, as well as housing needs that cannot be met within neighbouring authority areas.	No Change Proposed.  The objective already refers to providing a range of homes that meet the needs of all members of the community.

1860		Rigby	2. Objective s, Regenera tion Corridors and Issues	2a. Proposed SAD Objectives		Agree with making Walsall the best it can be environmentally and community wise.			Noted Welcome Support.
2149	Historic England	Worrall	2. Objective s, Regenera tion Corridors and Issues	2d. Issues: Assets and Constraints - General	2.3.1	The positive amendments in relation to the historic environment and additional information on site constraints within this publication iteration of the document are welcomed.			No Change Proposed. Welcome Support.
2658	Environment Agency	Ross	2. Objective s, Regenera tion Corridors and Issues	2d. Issues: Assets and Constraints - General	2.3.1	From a Groundwater/Contamination perspective, we are satisfied and have nothing further to add.			No Change Proposed. Welcome Support.
2658	Environment Agency	Ross	2. Objective s, Regenera tion Corridors and Issues	2d. Issues: Assets and Constraints - General	2.3.1		All future flood risk assessments will be required to take account of the latest climate change guidance and allowances as part of the assessment. The new guidance is more detailed than previously regarding climate change allowances, but also less straightforward to understand, particularly in these early stages of applying it. We are currently taking the approach that what constitutes major development will be the threshold for when the new climate change allowances should be applied through further modelling of the watercourses. For Walsall, it also unlikely that there will need to be remodelling for the Industrial Uses, however, for residential, an extra 10% will likely to be applied, (30% for Climate Change).	Consider further flood risk assessments for housing allocations in the light of the latest guidance on climate change allowances - see: https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances	Change Proposed Text of section 2.3.1 f) and Policy EN3 amended to refer to climate change allowance (MMSAD2 and MMSAD25)
681	Coal Authority	Northcote	2. Objective s, Regenera tion Corridors and Issues	2d. Issues: Assets and Constraints - General	2.3.1, 2.3.2		Within the Plan area there are approximately 3,869 recorded mine entries and around 83 coal mining related hazards have been reported to The Coal Authority. A range of other mining legacy features are present, in total The Coal Authority High Risk Development Area covers approximately 34.41% of the Council area. Mine entries and mining legacy matters should be considered by Planning Authorities to ensure that site allocations and other policies and programmes will not lead to future public safety hazards. No development should take place over mine entries even when treated. Although mining legacy occurs as a result of mineral workings, it is important that new development recognises the problems and how they can be positively addressed. However, it is important to note that land instability and mining legacy is not always a complete constraint on new development; rather it can be argued that because mining legacy matters have been addressed the new development is safe, stable and sustainable.		No Change Proposed. It is recognised that coal mining legacy is a potential constraint to development on many sites in Walsall, and accordingly it has been identified as an important issue to be taken into account in Sections 2.3.1 and 2.3.2 of the SAD. It has also been taken into account in the Deliverability and Viability Assessments for potential housing, industrial and waste management sites. Where coal mining legacy constraints have been identified for particular sites as part of the site evaluation process, this has been indicated in the tables of sites in the housing and employment policies.

1860	Rigby 2.	2d. Issues:	Water/ flooding needs careful investigation prior to	No Change Proposed.
	Object	tive Assets and	any planning - drainage especially needs attention.	Flood risk has already been taken into account and the
	s,	Constraints		issue is being reviewed to take account of the latest
	Regen	nera - General		response from the Environment Agency.
	tion			
	Corrid	lors		
	and			
	Issues	i		

Chapter	3: Homes f	for Our Comn	nunities										
Unique Ref - Respond ent	Unique Ref - Other (where Respond ent is Agent)	Respondent Organisation	Agent	Last Name	Topic	Sub-Topic	Policy Referenc e	Site Referenc e	Section Referenc e	Supports the Plan - Provide Summary	Objects to the Plan - Provide Summary	Proposed Modifications	Council Final Response
3557		William Davis Limited	RPS	Watton	3. Homes for Our Communi ties	3a. Housing - General	HC1		1.7		The Plan does not meet the up to date evidence of housing need, including the latest household projections and need arising from Birmingham.  A high level of the planning permissions referred to in the housing supply have lapsed. This demonstrates that additional supply should be provided	To increase flexibility in the plan, it is proposed that the Council bring forward additional allocations that are capable of delivering significant growth over the plan period. Rather than meeting any future shortfalls or unmet need from Birmingham in a piecemeal fashion, it would be more prudent to identify larger parcels of land that are better able to respond to growth in a coordinated way, including land at Sutton Road. This land has not been considered as part of the SHLAA process.  It is recognised that the Sutton Road includes a SLINC and former moat, but these would not prevent development coming forward.	No Change Proposed The SAD, together with other housing sites identified in the SHLAA, identify developable sites for housing in excess of the number required to meet housing need to at least 2026 without the need to release sites in the green belt such as the site at Sutton Road. The completion of housing sites since 2026 has exceeded the trajectory in the BCCS, so housing needs are demonstrably being met.  The potential redistribution of housing need arising from Birmingham is a matter for local authorities in the wider housing market area, so this need may not necessarily be accommodated in Walsall or elsewhere in the Black Country. However, any decision about this would be a matter for the review of the BCCS.  The site at Sutton Road lies in the green belt, so would not be considered developable in any case, however it has not been submitted previously as part of any formal response to a call for sites.
2301		Gallagher Estates	Pegasus Planning	Cox	3. Homes for Our Communities	3a. Housing - General	HC1				There have been significant changes to the planning policy context for housing since the adoption of the Core Strategy, such as the revocation of the West Midlands Spatial Strategy (WMRSS), the NPPG and NPPG, the 2012 Sub-National Household Projections (2015), the recent GBSLEP joint housing study, and the examination of the Birmingham Development Plan (BDP). Policy HC1 identifies approximately 100 allocations for new housing development. The majority of these sites are brownfield sites and many of these sites have the benefit of planning permission however a significant number of these sites now have lapsed planning permissions. An assessment of the proposed site allocations (included in a separate Background Document) demonstrates that many of the proposed allocations sites are unlikely to deliver homes within the Plan period which would not be consistent with the need to boost significantly the supply of housing land. Reliance on brownfield sites. This runs the risk of preventing an appropriate degree of flexibility and inhibits the delivery of the Plan, which should seek to bring forward a range of types of sites in a range of locations in order to be in the best possible position to achieve the appropriate housing target. The strategy towards brownfield development also proposes little scope to significantly boost housing supply and would fail to accommodate any necessary uplift in housing requirement over and above the BCCS figure identified for Walsall.	The best way to achieve higher rates of housing delivery is to review the BCCS now and ensure that a choice and range of realistically deliverable sites are provided. To ensure a rolling five year supply of housing and in order to maximise the delivery of housing across the Borough, it will be important that a range of different sites, delivered continuously throughout the Plan period, is provided for. This will require the release of greenfield sites.	No Change Proposed Policy HC1 and the attached table does not list the borough's entire housing land supply. For example, it does not include most small sites (fewer than 10 dwellings), or sites in Walsall Town Centre or the district centres. The SHLAA 2016 update provides a comprehensive list of all sites. The SHLAA demonstrates that the current supply of sites with a valid planning permission exceeds the 5-year requirement, whilst the total supply of suitable housing sites exceeds the total requirement to 2026. This provides a buffer even if some sites prove to be not developable over this period.  The Council has commissioned a viability study of sites proposed to be allocated in the SAD. The study states that many sites will require public funding or favourable market conditions to be deliverable. However, part of the purpose of the SAD is to attract market interest and funding for sites. Several of the sites which the study suggests are not viable are in fact coming forward for development (for example ROH Wheels Willenhall which is currently under construction), whilst others are the subject of active interest and schemes which are being funded or worked up. For example, HO27 (Goscote) is funded by the HCA and is due to be completed by 2018. It should be noted that the owner of the largest lapsed permission site (HO181- Caparo Works) has submitted a representation supporting the site's allocation in the SAD (see rep. reference 334).  In respect of lapsed planning permissions, the NPPF paragraph 47 only requires sites in the 5 year supply to be deliverable but the SAD is to cover a 10 year period. Paragraph 47 only expects the supply for years 6-10 to be either developable or in broad locations. The main issues holding up implementation of the lapsed permissions are either unrealistic expectations about site values by landowners (especially since at least some

											of the sites were acquired prior to the 2008 recession) or the availability of funding for site reclamation.
774	Lichfield District Council		Baldwin	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1	Cannock Chase SAC ZOI	Map 7.3		The policy will have an adverse effect upon the integrity of the Cannock Chase Special Area of Conservation. (see response to Policy EN1).  A new policy should be added which identifies a zone of influence around Cannock Chase Special Area of Conservation. The policy should state that any new residential units and any development resulting in new visitors to Cannock Chase SAC will need to mitigate for its impact on Cannock Chase SAC. The zone of influence should be shown on the Proposals Map and Map 7.3 Natural Environment Designations.	Change Proposed  Modification MMSAD22 is proposed to SAD Policy EN1 as a result of representations received, and discussions had with Natural England under the Duty to Cooperate. The modification emphasises the importance of nature designations beyond Walsall. OMSAD31 is also added to show the zone from which the available visitor data for the Cannock Chase area is being used to support the collection of developer contributions to fund a package of mitigation measures.  The housing allocations of the SAD are beyond the 8km zone from which payments are sought to mitigate the effects of recreational pressure from new residential development. The council's revised HRA and SA provide more information in relation to this issue.
3508			Johnson	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1	HO128			Have no objection to homes being built on the site of the former Daw End School, but to the type of homes being built on the site and the amount. If the new housing is more than 3 storeys in height it will overlook adjoining properties that are on higher ground. Also have concerns about density as the adjacent estate is roughly the same size but does not accommodate this number of homes. These concerns were raised previously but there was no response from the Council - would like to know when the plans will be open for public viewing and whether residents' comments will be taken into account.	No Change Proposed.  The design and layout of the site, including the relationship to adjoining dwellings, would be a matter for any future planning application.  The number of dwellings referred to in the SAD is an estimate of the potential capacity based on typical densities of existing housing in the area.
3517			Plimmer	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1	HO128			Concerned about what might be built on the old Daw End School site. Neighbouring houses are on higher ground with living rooms facing the site so would be able to see into any new houses built on the site, also very concerned about people being able to see into the existing houses. Concerned about the impact that tallish buildings on the site would have on birdlife in the area.	No Change Proposed. The design and layout of the site, including the relationship to adjoining dwellings, would be a matter for any future planning application. The number of dwellings referred to in the SAD is an estimate of the potential capacity based on typical densities of existing housing in the area.
334	Dalriada Trustees (Caparo Pension Scheme)	Harris Lamb	Alcock	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1	HO181		Fully support housing allocation. The site is deliverable and could be developed in its entirety or brought forward in phases. A planning application has been approved subject to the signing of a section 106 agreement. There has been significant market interest in the site.		No Change Proposed. Welcome Support.
2115	Michael Fetherston- Dilke	Hancock Town Planning	Hancock	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1	HO208		Strong support for the proposed allocation of Site HO 208, 'Land at Stencill's Farm, North of Mellish Road (area outside Green Belt)' for 24 houses. This land is highly suitable for residential development as it is a previously-developed non-Green Belt site which lies in a highly sustainable location and is free from both physical and environmental constraints.		No Change Proposed Welcome Support.

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2339			Сох	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1	НО29	a)		There is a telephone mast on the site, which Council officers do not appear to have been aware of before the recent public meeting. The mast is in a central position on the site and would need relocating. Secondly, the site does not appear to be big enough to accommodate 350 houses and a traveller site. The owner cannot expect to sell many houses if there is a proposal for at least 15 pitches for caravans somewhere on the site.		No Change Proposed.
1820	Catalyst Capital	Savills	Burrow	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1	HO303	3.2	Support allocation of site for residential development. Houses have not been delivered from the site so far, but the mix of dwellings approved in the 2008 planning permission is not currently considered to be viable or respond to current market requirements. Therefore our client is currently preparing a new application for a lower density scheme which can progress residential development on the site sooner and deliver a scheme that is more in line with market requirements.			No Change Proposed.  Welcome Support. However, see response to representation about Policy IND5 and the Proposed Modification to the boundary of Site HO303.
2658	Environment Agency		Ross	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1	HO303	Table HC1		It should be noted that parts of site HO303 [Former AP UK] are shown to be in what looks like Flood Zones 3 and 2 and if this is the case, the site will need to be carefully designed and delivery numbers reviewed. However, due to the size of the site, it should be possible to manage the level of flood risk through appropriate site layout / design and the provision of mitigation measures.	Consider whether specific requirement for FRA/ mitigation of flood risk should be added to the policy for this site, and whether the number of dwellings should be revised downwards, given that part of the site appears to be within Flood Zones 2 and 3.	Change Proposed. Flood zone affects the part of the site which is a SINC. Housing site boundary is to be amended to exclude this area. (MMSAD4)
2658	Environment Agency		Ross	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1	HO305	Table HC1		Site HO305 [Cricket Close] should be looked at further at this stage. This site is bisected by an ordinary watercourse, Full Brook. Part of the site is within Flood Zones 3 and 2 based on the JBA mapping. Within the constraints box it is noted that Green Belt is a constraint, however, floodplain will also be a constraint to delivery, particularly Flood Zone 3 and any easement necessary either side of channel. This should be looked at again to check if there is a viable amount of land left for development once all the constraints are taken into account.	Consider whether specific requirement for FRA/ mitigation of flood risk, including potential requirement for easement, should be added to the policy for this site, given that part of the site is within Flood Zones 2 and 3, also review whether the site is likely to be deliverable given that the potential risks from flooding are likely to restrict the area of developable land.	Change Proposed.  Boundary of housing site allocation has been amended following further examination of flood risk (MMSAD4).
2658	Environment Agency		Ross	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1	HO305	Table HC1		There are several sites partially within Flood Zone 2 that will require Flood Risk Assessments at the appropriate time if taken forward and remodelling required as appropriate.	Consider whether specific requirements for FRA/ mitigation of flood risk should be added to the policy for all sites that are partially within Flood Zone 2.	Change Proposed Corrections made to list of sites within or adjacent to flood zones under the assets and constraints affecting housing sites to be allocated by Policy HC1 (MMSAD4)
2597	Parkhill Estates		Ferguson	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1	HO58			Objection to Housing Allocation HO58. No mention is made in the Notes, Assets and Constraints column of the adjacent Highfields North brick clay extraction site. The Plan recognises that the Highfields North site has the benefit of an extant planning permission (albeit subject to approval of a schedule of modern working conditions) and identifies it as a Brick Clay Extraction Site (Policy M8). It has been identified despite the fact that there are several constraints to be overcome (primarily SSSI related) because there is an on-going, long-term demand for brick clays from existing operational brickworks within the borough. It therefore appears perverse to allocate land adjoining such a site for housing when this can only result in further restrictions on working this valuable and limited mineral reserve. Additionally, the existing Allocation Site HO58 occupies approximately half of a larger site composed of a series of industrial units housing a wide range of operations/activities.	Delete the allocation.	Changes Proposed. Proposed Modifications to Policies HC1, IND3, IND4 and Policies Map: - Delete proposed Housing Site HO58 (Walsall Road, Walsall Wood) from Table HC1 in Policy HC1 (MMSAD5) - Amend Local Industry Consider for Release Sites IND6 (part only, the area west of Hall Lane) and IND8 (Birch Lane) in Policy IND4 to Retained Local Quality Industry in Policy IND3 (MMSAD10)

									Operations of this type would not unreasonably restrict the potential clay winning operations on the adjacent Highfields North site but may very well have unacceptable impacts upon any future housing development on part of the site.		
1274			Steatham	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1	HO72		Due to the site levels and access problems this site should be permanently returned to public open space as it is much safer for public use than the highly toxic Moxley Tip. The site is part of a wildlife corridor and is allocated as open space under UDP Policy LC1. It has been used as open space for many years.	Please return this particular area of land designated as HO72 in the table to Open Space and community recreational land.	No Change Proposed. The Festival Avenue area has been assessed as having sufficient open space in other locations. Moxley Tip is allocated as open space in the existing UDP. The SAD now proposes to allocate it for high quality industry, but with an element of leisure and recreation. Any redevelopment either for buildings or open space would involve reclamation to make the site suitable for these uses. Wildlife corridors do not have precise boundaries, however the only substantial corridor in this area is the Walsall Canal.
1820	Catalyst Capital	Savills	Burrow	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1		3.2	Neither proposed Policy HC1 nor the supporting text to this policy makes reference to gross or net density. The policy should make specific reference to gross or net density in order to be fully effective. It seems unnecessary for Policy HC1 to introduce a minimum density requirement that appears more onerous and less flexible than the Core Strategy policy requirement, which in turn is more prescriptive than, and therefore not consistent with, the approach introduced through the NPPF.	Policy HC1 should be amended to state: "Each site should achieve a net 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 the other policies in this plan a lower density is considered more appropriate to respond to local character and history and reflect the identity of the local surroundings  Any proposals for particular sites will need to address the issues for those sites listed in the "notes" column in Table HC1, but will not necessarily need to achieve the capacity listed in the "estimated dwellings" column if it can be demonstrated that an alternative capacity is more appropriate"	No Change Proposed.  The terms net and gross housing density are not defined in national policy, but 'gross' conventionally refers to the total site area including any areas of open space, community facilities and major roads, while 'net' excludes these areas and also excludes any existing dwellings that might be demolished as part of a site redevelopment. Policy HC1 as currently worded refers to open space, so the 35 dwelling figure is effectively the expected gross density. However, the majority of the sites identified in the SAD are small and would not include any open space or other facilities within the site: the net and gross densities would therefore be the same. In any case, the Policy Justification explains that the dwelling numbers stated are those for which planning permission has been granted, where such permission exists. Proposals for individual sites will not necessarily be expected to achieve these numbers.  Nearly all the sites proposed for allocation for housing under Policy HC1 are in the existing built-up area and none lie in locations where a density of less than 35 dwellings per hectare (net or gross) would be appropriate to respond to local character or history.

2562	Parnshau	c CDE	Dritchard	2 Homos	] 2h	ПС1		HOEEP	Objects to site HOSSIs being allocated for	or housing	Site is better suited to the construction	No Change Proposed
3563	Barnshav Metal Bending	s CRE (West Midlands ) Ltd	Pritchard	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1		HO66b	Objects to site HO66b being allocated fo The site was previously Walsall Iron and there are pollution and air quality issues mentioned in the UDP and the BCCS. Sit has begun and there are contaminants, sith that housing development is an unecond for the site. Would prefer to develop site industrial units which would provide multiply mentions are applicable.	Steel and s as te clearance suggesting omic option te for small	Site is better suited to the construction of small industrial units.	No Change Proposed.  The site is largely surrounded by existing housing, including the former Harvestime site that is the subject of a current planning application for residential use.  There is also the Afro-Caribbean Centre adjacent. Any redevelopment for industrial use would require very restrictive conditions to prevent future activities giving rise to nuisance to the sensitive surrounding occupiers.  It is probably correct that reclamation of a site for industrial use is likely to cost less than reclamation for housing. However, it is unclear if the owners have carried out any detailed investigations on this particular site that might confirm these costs. It is understood that they only acquired the site in March 2016, at which time the Site Allocation Document was in the public domain. The purchase price for the site should therefore have taken account of ground conditions and the likely cost of reclaiming for the emerging preferred use
2658	Environm Agency	ent	Ross	3. Homes for Our Communi ties	3b. Proposed Housing Allocations	HC1			As previously advised, our floodplain ma Waddens and Bentley Flood Relief Chans Willenhall have not been amended. We see that we will annotate this as a defended flood relief channel here acts as the flood The area shown on the map illustrates the route should the culvert become blocked sites within the defended area will have undertake a Flood Risk Assessment, but it based on the scenario of what will happe culvert becomes blocked, (an assessment effects of overland flow possibly).	inel in still consider d area as the od defence. he flood flow id. Therefore, to still it will be een if the	See comments on specific housing sites.	Changes Proposed Sites within the flood flow route are shown as lying within or adjacent to flood zones in the assets and constraints indicated against sites to be allocated for housing or industry, but with a note stating that they are defended by a culvert (MMSAD4, MMSAD7 and OMSAD12). The SAD also proposes additional policy justification text to 7.6.1. This text is to explain the agreed position in respect of the available flood risk data and the approach to the area that benefits from the Waddens and Bentley relief channel.
2115	Michael Fethersto Dilke	Hancock Town Planning	Hancock	3. Homes for Our Communi ties	3c. Housing Allocations - Omissions		FS46, FS48		Document as a whole does not make suf provision for meeting projected housing is now dated and the level of unmet hou has increased significantly since its adopt proposed document makes no attempt the significant levels of unmet housing not identified in the Greater Birmingham SLE Housing Market Review or the more receased and Black Country Authorities Strategic Housing Study 2015. Meeting the shortfall can only be achieved by the release of Goland for new housing. Therefore, as the protont meet full, objectively assessed housing contrary to the requirements of the NPP consequently cannot be considered to be justified or consistent with national police.	g need. BCCS using need btion. The to address need EP (GBSLEP) tent GBSLEP Housing Il of homes Green Belt plan does ing need it is PF and be effective,	To address housing need, the Site Allocations Document needs to identify additional housing land within the Green Belt, including Green Belt land at Stencills Farm (CFS46), and Land fronting Little Hardwick Road, Streetly (CFS48).	No Change Proposed. The SAD, together with other housing sites identified in the SHLAA, identify developable sites for housing in excess of the number required to meet housing need to at least 2026 without the need to release sites in the green belt. Any review of housing need, and the possible need for additional land for housing, would be carried out through a review of the BCCS
115	St Modw	Planning Prospects	Robert	3. Homes for Our Communi ties	3c. Housing Allocations - Omissions	HC1			An approach reliant on the remaining ho requirement derived from the Black Cou Strategy and a series of site allocations is BCCS cannot be used to provide the full of assessed needs (OAN) for market and affine housing in the housing market area as resulted the NPPF and consistent with the approar in the PPG. As the SAD relies on a housing requirement derived from this, it cannot as sound. We note that Policy HC1 now prinformation on the planning status of easites identified. However, it is still uncleasites are "deliverable" in the terms expressives are "deliverable" in the terms expressives are sufficient sites allocated to me (whatever it might be). The SAD remains the need for the redistribution of Birming surplus housing requirement.	untry Core is flawed. The objectively ffordable equired by ach outlined ing t be regarded provides ach of the ar if these ressed by the lude that eet the need s silent on	The Council should undertake an up to date assessment of need. They should reconcile this against deliverable supply. The outcome of this should be reflected in the SAD. The position with Birmingham should be explicitly acknowledged and a mechanism put in place to explain how it will be dealt with. This might include identifying further sites, and reviewing Green Belt boundaries. It should include a reexamination of previously rejected sites, including that proposed by St Modwen at Lichfield Road / York's Bridge, Pelsall	No Change Proposed. The SAD, together with other housing sites identified in the SHLAA, identify developable sites for housing in excess of the number required to meet housing need to at least 2026 without the need to release sites in the green belt. Any review of housing need, and the possible need for additional land for housing, would be carried out through a review of the BCCS

2616	Walton JVH	Beavin	3. Homes	3c. Housing	HC1 and CFS3		Plan fails to allocate enough land to meet the needs	A green belt review is required, and	No Change Proposed.
	Homes Town		for Our	Allocations	HC2 CFS3		of the various uses required, including taking	sites CFS31 and CFS32 should be	The SAD, together with other housing sites identified in
	Planning		Communi	- Omissions			account of the housing requirement from	allocated for housing	the SHLAA, identify developable sites for housing in
	Consulta		ties				Birmingham, and is inconsistent in placing		excess of the number required to meet housing need to
	nts Ltd						development in the right locations, especially in		at least 2026 without the need to release sites in the
							terms of housing provision which is restricted to only		green belt. The completion of housing sites since 2026
							being delivered on Brownfield sites. It does not		has exceeded the trajectory in the BCCS, so housing
							incorporate the most appropriate strategy when		needs are demonstrably being met.
							considered against reasonable alternatives such as a		, ,
							Green Belt Review.		The sustainability appraisal has rejected the option of
									green belt development. The potential redistribution of
							Sites at Chester Road, Aldridge and Aldridge Road,		housing need arising from Birmingham is a matter for
							Streetly are in sustainable locations and do not		local authorities in the wider housing market area, so
							jeopardise the fundamental aims of the Green Belt.		this need may not necessarily be accommodated in
									Walsall or elsewhere in the Black Country. However, any
									decision about this would be a matter for the review of
									the BCCS.
774	Lichfield	Baldwin	3. Homes	3d. Policy	HC2 Canr	k Map 7.3	The policy will have an adverse effect upon the		Change Proposed
	District		for Our	on	Chas		integrity of the Cannock Chase Special Area of		
	Council		Communi	"Windfalls"	SAC	1	Conservation. (see response to Policy EN1).		Modification MMSAD22 is proposed to SAD Policy EN1
			ties	(Other					as a result of representations received, and discussions
				Housing			A new policy should be added which identifies a zone		had with Natural England under the Duty to Cooperate.
				Proposals)			of influence around Cannock Chase Special Area of		The modification emphasises the importance of nature
							Conservation. The policy should state that any new		designations beyond Walsall. OMSAD31 is also added to
							residential units and any development resulting in		show the zone from which the available visitor data for
							new visitors to Cannock Chase SAC will need to		the Cannock Chase area is being used to support the
							mitigate for its impact on Cannock Chase SAC. The		collection of developer contributions to fund a package
							zone of influence should be shown on the Proposals		of mitigation measures.
							Map and Map 7.3 Natural Environment Designations.		
									The housing allocations of the SAD are beyond the 8km
									zone from which payments are sought to mitigate the
									effects of recreational pressure from new residential
									development. The council's revised HRA and SA provide
									more information in relation to this issue.
1366	West Tetlow	James	3. Homes	3d. Policy	HC2		The policy HC2 resists the provision of housing on	Policy should use the wording of NPPF	No Change Proposed.
	Midlands King		for Our	on			previously developed sites if the site is allocated or	paragraph 22	It is not necessary to replicate the wording of the NPPF
	HARP		Communi	"Windfalls"			safeguarded for other uses in this Plan. The Council		in the plan. With regard to employment land, in
	Planning		ties	(Other			should consider the inclusion of paragraph 22 of the		accordance with the NPPF, the 2016 Walsall
	Consortium			Housing			NPPF.		Employment Land Review (ELR) went through the
				Proposals)					process of identifying employment land where there is
									no reasonable prospect of the site being used for
									employment, and recommended that it be allocated for
									other uses (see ELR Annex C8 P115 and also the list of
									sites on P25). Furthermore, the Council has identified
									occupied industrial land that could also be considered
									for release if and when the existing employment use
									ceases, as there is little likelihood of it being attractive
									to continued employment use. Land that is proposed to
									be allocated and retained for employment is needed to
									provide jobs for residents of the borough, including
									housing association tenants.
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774		Lichfield District	Baldwin	3. Homes for Our	3e. Affordable	HC3	Cannock Chase	Map 7.3		The policy will have an adverse effect upon the integrity of the Cannock Chase Special Area of		Change Proposed
		Council		Communi	& Special		SAC ZOI			Conservation. (see response to Policy EN1).		Modification MMSAD22 is proposed to SAD Policy EN1
				ties	Needs					,		as a result of representations received, and discussions
					Housing					A new policy should be added which identifies a zone		had with Natural England under the Duty to Cooperate.
										of influence around Cannock Chase Special Area of		The modification emphasises the importance of nature
										Conservation. The policy should state that any new		designations beyond Walsall. OMSAD31 is also added to
										residential units and any development resulting in		show the zone from which the available visitor data for
										new visitors to Cannock Chase SAC will need to		the Cannock Chase area is being used to support the
										mitigate for its impact on Cannock Chase SAC. The		collection of developer contributions to fund a package
										zone of influence should be shown on the Proposals  Map and Map 7.3 Natural Environment Designations.		of mitigation measures.
										Wap and Wap 7.3 Natural Environment Designations.		The housing allocations of the SAD are beyond the 8km
												zone from which payments are sought to mitigate the
												effects of recreational pressure from new residential
												development. The council's revised HRA and SA provide
												more information in relation to this issue.
334		Dalriada Harris	Alcock	3. Homes	3e.	HC3	HO181		Fully support Policy HC3 because it provides			No Change Proposed.
		Trustees Lamb		for Our	Affordable				flexibility on the proportion of affordable			Welcome Support.
		(Caparo Pension		Communi	& Special Needs				housing required depending on the circumstances of individual sites and			
		Scheme)		ties	Housing				viability			
		Schemey			Housing				viability			
1820		Catalyst Savills	Burrow	3. Homes	3e.	НС3		3.4	Support the inclusion of a mechanism to			No Change Proposed.
		Capital		for Our	Affordable				assess whether affordable housing provision			Welcome Support.
				Communi	& Special				on housing sites is financially viable within			
				ties	Needs				part a) of SAD Policy HC3.			
750		e dan dan Cala	IX - II -	2.11	Housing	1102				Addition the consideration of the constant of	Marie Lal Plan Language Para La Plan and La	No Chance Burney
758		Friends of the Earth	Kells	3. Homes for Our	3e. Affordable	HC3				While the need for specialist housing with care provision is appropriate in locations close to Public	Would like to see policy tailored to meeting the specific need for housing	No Change Proposed.  While the needs identified are recognised, housing that
		Laitii		Communi	& Special					Transport there is also a growing need for housing	for older people. The requirement to be	does not involve an element of care for residents would
				ties	Needs					for the elderly (often over 55s) which does not	close to public transport is probably less	normally fall within the general Class C3 housing class so
					Housing					involve care packages, that is to say, housing which is	than for intensive care facilities, and we	it would not be possible to allocate specific sites.
										fully accessible with alarm systems, communal areas	would not like to see sites come	
										and a manager. There is little of this kind of	forward for housing being precluded on	
										accommodation in the Borough, although the recent	those grounds alone.	
										Macarthy and Stone development on the ring road		
										has been a welcome addition.		
1366		West Tetlow	James	3. Homes	3e.	HC3				The caveat that schemes are required to be at	C2 extra care development should not	No Change Proposed.
		Midlands King		for Our	Affordable					locations that enjoy good public transport access is	be bound by such a stringent criteria,	The policy justification explains that good access to
		HARP		Communi	& Special					problematic and based upon assumptions which are	which will be extremely limiting on	public transport is needed not just for residents but also
		Planning		ties	Needs					unjustified. Most extra care schemes restrict entry to	where such developments can take	to enable care workers to get to work and to provide
		Consortium			Housing					those in need of care. Research shows that more	place and appears to be more stringent	access for visitors.
										than 50% will have serious mobility issues. Walking	than that being applied to general	
										distance for many residents might be 20 or 30	housing with no justification	
										metres, perhaps even less.		
2264		Home	Green	3. Homes	3e.	HC3				Policy HC3 refers to a Supplementary Planning	Review the Draft Walsall SAD with	No Change Proposed.
		Builders		for Our	Affordable					Document for affordable housing. Development	respect to viability testing.	Any revised affordable housing SPD would adhere to the
		Federation		Communi	& Special					management policies should not be inappropriately	. 5	development plan policy in respect of viability.
				ties	Needs					hidden in an SPD. The NPPF also indicates that SPDs		
					Housing					should not add to the financial burden of		
										development (para 154) and policies on local		
										standards should be in the Plan (para 174).		
		1	i	1	1		1	1				

774	Lichfield	Baldwin	3. Homes	3f. Gypsies,	HC4	Cannock	Map 7.3	The policy will have an adverse effect upon the		Change Proposed
''-	District	Daidwill	for Our	Travellers	1104	Chase	141ap 7.3	integrity of the Cannock Chase Special Area of		Grange Froposed
	Council		Communi	& Travelling		SAC ZOI		Conservation. (see response to Policy EN1).		Modification MMSAD22 is proposed to SAD Policy EN1
	Council		ties	Showpeopl		JAC 201		Conservation. (see response to Foncy Livi).		as a result of representations received, and discussions
			ties							·
				e - General				A new policy should be added which identifies a zone of influence around Cannock Chase Special Area of		had with Natural England under the Duty to Cooperate. The modification emphasises the importance of nature
								Conservation. The policy should state that any new		designations beyond Walsall. OMSAD31 is also added to
										show the zone from which the available visitor data for
								residential units and any development resulting in		
								new visitors to Cannock Chase SAC will need to mitigate for its impact on Cannock Chase SAC. The		the Cannock Chase area is being used to support the
								·		collection of developer contributions to fund a package
								zone of influence should be shown on the Proposals		of mitigation measures.
								Map and Map 7.3 Natural Environment Designations.		The bousing allegations of the CAD are bound the Okm
										The housing allocations of the SAD are beyond the 8km
										zone from which payments are sought to mitigate the
										effects of recreational pressure from new residential
										development. The council's revised HRA and SA provide
										more information in relation to this issue.
647	National	Yarwood	3. Homes	3f. Gypsies,	HC4	+	1	Query some of the data in the Gypsy and Traveller		No Change Proposed.
047	Federation of	141 99004	for Our	Travellers	1104			Accommodation Assessment Revision, the total		The GTAA revision is intended as a draft for discussion
	Gypsy Liaison		Communi	& Travelling				number of sites required and the estimated capacity		The Grantevision is interface as a draft for discussion
	Groups		ties	Showpeopl				of individual sites.		
	Groups		tics	e – General				of marviadar sices.		
				Concrai						
1503		Doyle	3. Homes	3g. Gypsies	HC4	GT6	a)	The National Planning Policy for Traveller Sites states	34-38 Gould Firm Lane (site GT6) should	No Change Proposed.
			for Our	&					be removed from the SAD Publication	Paragraph 17 of the August 2015 Planning Policy for
			Communi	Travellers -				year supply of deliverable sites is unlikely to	Plan and should remain temporary to	Traveller Sites (PPTS) is identical to paragraph 15 of the
			ties	Sites				outweigh harm to the green belt and other harm to	revert to Green Belt in line with the	2012 version. Both state that if a local planning authority
								constitute the very special circumstances justifying	conditions originally applied and not	wishes to make an exceptional, limited alteration to the
								inappropriate development in the green belt. In	changed to permanent as proposed.	defined Green Belt boundary (which might be to
								order to transform the site at Gould Firm Lane from		accommodate a site inset within the Green Belt) to meet
								temporary to permanent, planning permission would		a specific, identified need for a traveller site, it should do
								be needed to remove the condition of the existing		so only through the plan-making process and not in
								permission. The Government has changed the		response to a planning application. This is why the
								definition of "traveller" for planning related purposes		current proposals are being taken through the local
								so that it would exclude those who have		plan. The current planning permission for Gould Firm
								permanently ceased from travelling. This could make		Lane is personal to the family and requires the use to
								the Plan undeliverable as making the site available		cease when they end occupation. Allocating the site for
								for general travellers would exclude the current		travellers would allow the benefit of this use to be
								occupiers from the land they own. The draft Walsall		passed on to other occupiers. This would enable the
								Gypsy and Traveller Accommodation Assessment		current owners or their descendents to either sell or
								Revision treats Gould Firm Lane differently from		rent the site should they move on. Unlike Gould Firm
								Cartbridge Lane although both only have temporary		Lane, the current planning permission for Cartbridge
								permissions.		Lane is temporary (it expires in 2016), so the current
										occupiers will require an alternative site unless the
										existing site is made permanent through the local plan.
3499		Lloyd	3. Homes	3g. Gypsies	HC4	GT6	a)	Have attended a consultation event in Aldridge with	Site should be relocated to a brownfield	No Change Proposed.
			for Our	&				regard to the Walsall Site Allocation document.	site	It has not proved possible to identify sufficient potential
			Communi	Travellers -				Object to proposal to upgrade the site at 34-38		traveller sites on previous developed land or elsewhere
			ties	Sites				Gould Firm Lane from Temporary to Permanent and		outside the green belt. There is a requirement in
								from one site to four double sites. Site is in Green		national legislation and policy to provide sites for
								Belt and there should be no further development.		households who live in caravans.
								Should be closed down and moved to a brown [field]		
								site or present residents should be offered		
								accommodation via the local social housing		
1				ĺ				programme where they would be integrated into the		
								local community.		

2339	Сох	3. Homes for Our Communi ties	3g. Gypsies & Travellers - Sites	HC4	HO29	a)	The one and only positive point for myself is that I will finally be able to pull onto the main road without having to worry about cars hurtling down at 40 mph.	Object to Goscote Copper Works proposals.  Travellers are not likely to be tidy, and as highlighted in a recent TV programme, are likely to discard a lot of rubbish, adding to the existing problems of flytipping in the Goscote area. The added pressure of caravans, scrap metal vehicles, trailers and other vehicles will also cause havoc on an already busy	Re-locate the traveller site.	No Change Proposed.  Site HO29 is no longer proposed to include a traveller site, unless Dolphin Close is not developable. However, there is a long term need for traveller sites: permanent sites are intended to provide a stable base for residents and address the anti-social behaviour that is associated with unauthorised temporary encampments.
								road. With the introduction of the new island at Well Lane (which is tricky to manoeuvre round even in a car) and the speed bumps installed this week (25/04/16) I can only envisage chaos with the build-up of traffic. I am also concerned that there are no proposals for sites in more affluent areas such as Aldridge/ Streetly.		
2363	Webster	3. Homes for Our Communi ties	3g. Gypsies & Travellers - Sites	HC4	HO29	a)		We have attended as many meetings as possible to object to former being used for housing for travellers. Elkington Copper Works All around WS3 we have them in Council housing doing their trading with no regard for other residents' comfort or respect. They do not and will not abide by the laws of the land or its policies and therefore pose a great threat to other residents. Land should be used for housing where people have to pay their fair share. In a small area we have a complex for young problem people, which is a great worry for us who have lived here for 40 + years. If you put so many problem people in the same area you end up with ghettos, which the Council cannot cope with.		No Change Proposed.  There is a long term need for traveller sites: permanent sites are intended to provide a stable base for residents and address the anti-social behaviour that is associated with unauthorised temporary encampments. The presence of an existing community of people of traveller origin would lend support to providing additional accommodation to meet their needs in this area.
2419	Astley	3. Homes for Our Communi ties	3g. Gypsies & Travellers - Sites	HC4	но29	a)		I believe that the land known as the former Goscote Copper Works is far more beneficial for affordable housing. To put a gypsy site in with social housing will not work as there will be total disharmony amongst the residents causing friction. This is a big plot of land that will house a lot of people, everyone is aware of how many people are going to need houses in the future. Planners should take a long term view, not a short step solution for a gypsy site.	Omit traveller site allocation	No Change Proposed.  Site HO29 is no longer proposed to include a traveller site, unless Dolphin Close is not developable. However, there is a long term need for traveller sites: permanent sites are intended to provide a stable base for residents and address the anti-social behaviour that is associated with unauthorised temporary encampments.  Any development of the site for conventional housing would be required to include affordable housing in accordance with SAD policy HC3 and BCCS Policy HOU3.

Chapter	4: Providir	ng for Industri	al Jobs and	d Prosperity									
Unique Ref - Respond ent	Unique Ref - Other (where Respond	Respondent Organisation	Agent	Last Name	Topic	Sub-Topic	Policy Referenc e	Site Referenc e	Section Referenc e	Supports the Plan - Provide Summary	Objects to the Plan - Provide Summary	Proposed Modifications	Council Final Response
	ent is Agent)												
2658	, serily	Environment Agency		Ross	4. Providing for Industrial Jobs and Prosperit Y	4a. Industry - General	IND2 and IND5				Although there are a quite a few sites at least partially within the floodplain, for purposes of flood risk, it is only relevant to look at the 'Potential High Quality Industry' and the 'New Employment Opportunities' sites [i.e. the sites identified in Policies IND2 and IND5].	See comments on specific industrial sites.	Changes Proposed See individual sites below and in "Proposed Modifications" document
2121		St Francis Group		Kelly	4. Providing for Industrial Jobs and Prosperit	4c. Potential High Quality Sites	IND2	IN105		IN105: Parallel 9-10 - support high quality industry allocation.			No Change Proposed Welcome Support.
2242		CKC Properties	Simply Planning	Thornton	4. Providing for Industrial Jobs and Prosperit y	4c. Potential High Quality Sites	IND2	IN52.2			Site IN52.2 [Walsall Enterprise Park West] remains undeveloped having had favourable allocation for many years. It is poorly related to the existing estate, has poor accessibility to the highway network and is constrained by several easements relating to high voltage electricity cables and main gas lines. These constraints mean it is not viable for employment development, so there is no merit in retaining its allocation. Evidence has shown it to be incapable of being developed for high quality industry. The fact that Majestic Aluminium Finishing Ltd has submitted representations to develop the site should be of little consequence. Their claims of capacity of employment floorspace that can be delivered at this location are unsubstantiated and have no regard to the site's known constraints. The Council's stance to take what Majestic Aluminium has said as a true reflection of the site is deeply flawed, and the allocation has been upheld on an unsound evidence base.	There is no merit in retaining the Potential High Quality Industry designation on this site.	No Change Proposed.  Site IN52.2 scores well for industry in the 2016 Walsall Employment Land Review (ELR), both in itself (see ELR p55 and Annex C5 p110) as well as comparatively (p25). The objector has provided no evidence to substantiate the case that the site is undevelopable for industry or that it has been marketed actively. The constraints referred to would affect any development, and while the objector has stated that Potential High Quality Industry designation has no merit, they have not identified any other suitable alternative land uses for the site. As the objector has noted, the site has attracted interest from potential industrial occupiers, indicating that an industrial development is potentially deliverable. Indeed, the separate representations from Majestic Aluminium (2350) and the Director of Midland Toiletries (3562) confirm that there is a demand for industrial development in this location.

2250	Majostia	Vhan	1	40	IND2	IN52.2	Ctrongly connect the allocation for industrial		T	No Change Proposed.
2350	Majestic	Khan	4.	4c.	IND2	IN52.2	Strongly support the allocation for industrial			
	Aluminium		Providing	Potential			development in the SAD. Majestic			Welcome Support.
	Finishing Ltd		for	High			Aluminium has been trying to acquire this			
			Industrial	Quality			site since July 2014, and this is the preferred			
			Jobs and	Sites			site for our business expansion. It would			
			Prosperit				involve the creation of 40 jobs and is also			
			У				close to our existing workforce, whom can			
							get there on foot, by bike, by bus or by car.			
							We have reviewed the submission by Simply			
							Planning to the Preferred option			
							consultation in 2015 on behalf of the owner.			
							They say they were not aware that there has			
							been any interest to develop the site for			
							Industry, but we have been negotiating with			
							the owner to acquire the site over a long			
							period, as is demonstrated in			
							correspondence [copies attached to email			
							as separate documents]. They also state			
							that the site has a poor relationship with the			
							rest of the Walsall Enterprise Park, but the			
							site has always been an integral part of it			
							with a highway access via Regal Drive on the			
							Enterprise Park. It is our understanding that			
							part of the highway serving the site is in a			
							different ownership, but we will negotiate			
							with the owner to use this. They say that the			
							site has poor accessibility due to third party			
							ownership and a ransom strip, but we have			
							•			
							looked at the land ownership record for this			
							site and can find no evidence of this. They			
							also say that the site constraints mean that			
							it is not viable for economic development			
							because the utilities would need to be			
							diverted. But our sketch [attached] shows			
							that there is no need to divert the utilities,			
							and also that there would be no need to use			
							the entry through the residential area			
							(except for emergencies). Our proposal also			
							meets the council's car parking standards.			
							We went through the pre-application			
							process (application ref: 14/0110/PREAPP)			
							with the Council in 2014 and took their			
							advice in relation to dealing with the site			
							constraints and what else we also needed to			
							do make our proposal acceptable to them.			
							We can provide the Council's letter that			
							contained their advice if required. We think			
							in view of this, the site should continue to			
							be reserved for industry.			
2658	Environment	Ross	4.	4c.	IND2	IN54.1,	 	Occupied Sites IN54.1, IN54.2 and IN54.3 [Bescot	Consider whether specific requirements	Changes Proposed
	Agency		Providing	Potential		IN54.2,		Crescent] and IN92 [Aspect 2000], and Vacant Sites	for FRA/ mitigation of flood risk,	Reference to flood risk and requirement for easement
			for	High		IN54.3,		IN84 [Central Point], IN105 [Parallel 9-10], IN109	including requirement for 8 metre	for these sites added to table of sites in SAD (OMSAD12)
			Industrial	Quality		IN84,		[Box Pool], IN110 [James Bridge Gasholders], IN205	easement from River Tame/ Ford Brook	` '
			Jobs and	Sites		IN92,		[Bentley Mill Way East] are adjacent to the River	corridors, should be added to the policy	
				5.003		IN105,			for these sites.	
			Prosperit					Tame/Ford Brook and an 8 metre easement will be	ioi tilese sites.	
			У			IN109,		required.		
						IN110,				
						IN205				
		 	<u> </u>	<u></u>		<u>                                      </u>				
2597	Parkhill	Ferguson	4.	4c.	IND2	IN58	Support and welcome allocation.			No Change Proposed.
	Estates	-	Providing	Potential						Welcome Support.
			for	High						
			Industrial	Quality						
			Jobs and	Sites						
			Prosperit							
			У							
	 	 				<u>                                       </u>	 			

2658	Environment Agency	Ross	4. Providing	4c. Potential	IND2	IN78.2, IN78.3	Sites IN78.2 [N of Westacre] and IN78.3 [Midacre & Rosehill] are located on the line of the Tame Tunnel	Consider whether specific requirements for FRA/ mitigation of flood risk,	Changes Proposed Reference to flood risk and requirement for easement
			for Industrial Jobs and Prosperit Y	High Quality Sites			(main river). There should be a no build zone above the culvert and a 10 metre easement from the centreline of the culvert.	including requirement for 'no build zone' above Tame Tunnel culvert and 10 metre easement from centre line of culvert, should be added to the policy for this site.	for these sites added to table of sites in SAD (OMSAD12)
2658	Environment Agency	Ross	4. Providing for Industrial Jobs and Prosperit	4c. Potential High Quality Sites	IND2	IN88	Site IN88 [Holland Industrial Park] is adjacent to the Darlaston Brook (and River Tame) and an 8 metre easement will be required from top of bank.	Consider whether specific requirements for FRA/ mitigation of flood risk, including requirement for 8 metre easement from top of bank, should be added to the policy for this site.	Changes Proposed Reference to flood risk and requirement for easement for this site added to table of sites in SAD (OMSAD12)
2658	Environment Agency	Ross	4. Providing for Industrial Jobs and Prosperit y	4c. Potential High Quality Sites	IND2	IN93.2	Site IN93.2 [Axcess 10 East] is located in Flood Zones 2 and 3 which should be included as a constraint. It is also adjacent to the River Tame and an 8 metre easement will be required.	Consider whether specific requirements for FRA/ mitigation of flood risk, including requirement for 8 metre easement, should be added to the policy for this site.	Changes Proposed Reference to flood risk and requirement for easement for this site added to table of sites in SAD (OMSAD12)
2121	St Francis Group	Kelly	4. Providing for Industrial Jobs and Prosperit y	4c. Potential High Quality Sites	IND2	IN98.2	IN98.2: Former Railway Tavern - due to the position of this site and changes in the context of the area particularly in relation to the new highway infrastructure the use classes permitted/allocated should extend to A1, A3, A4, A5 and sui generis roadside facilities as well as industry.	Extend allocation to allow for compatible road side uses to serve the surrounding commercial development , A1, A3, A4, A5 and sui generis roadside uses	No Change Proposed in response to this representation, but flood risk is to be added as a constraint in response to the EA comments. (OMSAD12)  The evidence from the 2016 Walsall Employment Land Review (ELR) shows that site IN98.2 scores well for industry, and will be even more competitive with the completion of the DSDA Access Project (see ELR 2016 page 75 and Annex C5 page 111). The objector has not supplied any evidence to substantiate the case that the site should be allocated for alternative uses, how they perform against the sequential approach towards 'town centre' land uses, and whether they would have an adverse effect on centres.  Flood risk is to be added as a constraint for this site (see EA comments - rep 2658). Most of the uses proposed in representation 2121 are "less vulnerable" uses so this would not be a reason to oppose them. However, the EA comments mean that part of the site may not be developable for any use because of the need to provide an easement for the river.
2658	Environment Agency	Ross	4. Providing for Industrial Jobs and Prosperit y	4c. Potential High Quality Sites	IND2	IN98.2	Site IN98.2 [Former Railway Tavern] is in Flood Zone 3 and should be included as a constraint. We would expect to see an easement ideally of 8 metres. There are significant constraints and one solution could be to combine this site with IN98.1 (Cemetery Road) and the majority left as open space.	Flood risk should be identified as a Constraint on this site, as part of the site is within Flood Zone 3 - as this is a significant constraint, should also consider whether specific requirement for FRA/ mitigation of flood risk, including 8 metre easement, should be added to the policy. This is a significant constraint that will restrict the area of developable land, so should also consider whether it should be combined with IN98.1, allowing this site to be left as open space.	Changes Proposed. Proposed Modification to Policy IND2, Site IN98.1: Former Railway Tavern - add flood risk (F3) to 'Notes, Assets and Constraints.' Modification also proposed to Policy W3, Site WP11: Cemetery Road for consistency - amend 'f3' to 'F3.' (OMSAD12) However, the site cannot be combined with IN98.1 as there is an adopted and raised highway between them.

2562	D At all a seed	1	Codin		T a -	Linipa	LINESS	Legacia hadaa ahadaa da		T	N. Change Daniel
3562	Midland		Sadique	4.	4c.	IND2	IN52.2	Site is better suited to industry than to			No Change Proposed.
	Toiletries			Providing	Potential High			redevelopment with housing, considering			Comments noted, welcome support for designating the
				for	Quality			the access from Regal Drive, the current shortage of good quality units in and around			site for industry.
				Industrial				Walsall and the proximity of the site to a			
				Jobs and Prosperit	Sites			very successful industrial development in			
				v				the form of the Walsall Enterprise Park. As a			
				y				company we have been seeking a larger site			
								to expand our operations and inevitably			
								create further jobs and contribute to the			
								economy of Walsall, an already vibrant and			
								internationally recognised town. Have			
								recently contacted the vendor with a			
								proposal to purchase a part or all of the site			
								to allow us to continue the expansion of our			
								business. Unfortunately to-date we have not			
								had a response and I am disappointed that			
								the vendor has decided to pursue			
								residential development on a site which is			
								clearly suited to industrial use, for which			
								there is currently an urgent need in Walsall.			
3559	Oakus	Town	Green	4.	4c.	IND2	IN63	While the principle of allocating the site for	Objects to policy IND2 covering Tempus 10 North	The allocation of land at Tempus Ten as	No Change Proposed.
	Development	Planning		Providing	Potential			development is welcomed, the terms of the	(IN63). Restrictive policy and site allocation is	high quality industrial land and the	All of the sites included in Policy IND2 have been
	s Limited	Services		for	High			allocation and corresponding policies are	inconsistent with national planning policy guidance	restrictive terms of Policy IND2	assessed through the evidence base as being
				Industrial	Quality			unnecessarily restrictive.	and fails to reflect the presumption in favour of	'Potential High Quality Industry' within	competitive locations for industrial investment, and fulfil
				Jobs and	Sites				sustainable development. A more flexible approach	the Site Allocation Document should be	the criteria set out in BCCS paragraph 4.7. The wording
				Prosperit					should be taken to the use of the land. The planning	reviewed. The policy should make clear	of Policy IND2 is in conformity with Black Country Core
				У					history shows that while planning permission has	that where there is no reasonable	Strategy Policy EMP2 paragraph 1, which is itself in
									been granted for speculative employment proposals	prospect of a site being used for the	conformity with the approach towards supporting
									(which have not included industrial uses), including	allocated employment use, applications	economic development in the NPPF. The sites at Tempus
									offices and warehousing, development has not come	for alternative uses for land and	10 were assessed as being Potential High Quality
									forward, even in economically buoyant times. The	buildings should be treated on their	industry in the ELR in view of their excellent location in
									site also sits within an Enterprise Zone where a Local	merits having regard to market signals	relation to the M6 corridor and the potential workforce
									Development Order has promoted a simplified	and the relative need for different land	(see ELR Annex C5 page 109 and the area-based section
									planning process to encourage employment	uses. The suggestions in policy IND2	at pages 75-76), as well as in comparative terms with
									development. The majority of serious enquiries have	that uses other than high quality	other development opportunities (ELR page 25). The ELR
									been generated from leisure operators to include	industrial will be discouraged and that	itself was carried out in 2015 and further updated as
									public house and restaurant uses. In addition, quasi-	proposals for non -industrial uses will	necessary in 2015/16 to accompany the Draft
									retail users such as car showroom and trade counter	not be permitted run entirely counter	Publication Plan, as paragraph 1.6 explains, and this is
									operators have shown an interest in the location.	to the Government's advice and in	apparent from the text. The assessment criteria were
									The restrictive approach of discouraging non-high	particular the positive presumption in	based on the GVA criteria (considered by the BCCS
									quality employment uses and not allowing other	favour of sustainable development.	Inspectors to be robust), which have been modified to
									uses fails to reflect the NPPF paragraph 22 and	The policy should similarly conform that	relate to Walsall's particular industrial structure (see the
									makes the plan ineffective. The Walsall Employment	land allocations are to be regularly	ELR Annex B). Furthermore, the paragraph 4.5 of the ELR
									Land Review (ELR) is based on technical evidence	reviewed.	explains that following NPPF paragraph 22, it has
			1						carried out in 2008 and 2009, which needs to be		assessed sites as to whether there is a reasonable
									revisited and the suitability of sites reassessed. The		chance of industrial development and has proposed the
									ELR also fails to grapple with the implications of the		reallocation of poorly performing ones (see table on
									central part of the site, which is now in leisure use.		pages 25-26 and Annex C8). The objector has not
									The NPPF advises that the sites should be reviewed		provided any evidence to substantiate his implicit view,
									regularly and the Council's continued reliance upon		either in site-specific terms or comparatively, that the
									work undertaken in 2008 does not reflect this advice.		sites have no reasonable chance of employment
											development, and no evidence to justify development of leisure uses or other 'town centre' uses on these sites.
											or leasure uses of other town tentre uses on these sites.
			1		I						

3559	Oakus Development s Limited	Town Planning Services	Green	4. Providing for Industrial Jobs and Prosperit y	4c. Potential High Quality Sites	IND2		IN64	While the principle of allocating the site for development is welcomed, the terms of the allocation and corresponding policies are unnecessarily restrictive.	Objects to policy IND2 covering Tempus 10 South (IN64). Restrictive policy and site allocation is inconsistent with national planning policy guidance and fails to reflect the presumption in favour of sustainable development. A more flexible approach should be taken to the use of the land. The planning history shows that while planning permission has been granted for speculative employment proposals (which have not included industrial uses), including offices and warehousing, development has not come forward, even in economically buoyant times. The site also sits within an Enterprise Zone where a Local Development Order has promoted a simplified planning process to encourage employment development. The majority of serious enquiries have been generated from leisure operators to include public house and restaurant uses. In addition, quasiretail users such as car showroom and trade counter operators have shown an interest in the location. The restrictive approach of discouraging non-high quality employment uses and not allowing other uses fails to reflect the NPPF paragraph 22 and makes the plan ineffective. The Walsall Employment Land Review (ELR) is based on technical evidence carried out in 2008 and 2009, which needs to be revisited and the suitability of sites reassessed. The ELR also fails to grapple with the implications of the central part of the site, which is now in leisure use. The NPPF advises that the sites should be reviewed regularly and the Council's continued reliance upon work undertaken in 2008 does not reflect this advice.	The allocation of land at Tempus Ten as high quality industrial land and the restrictive terms of Policy IND2 'Potential High Quality Industry' within the Site Allocation Document should be reviewed. The policy should make clear that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses for land and buildings should be treated on their merits having regard to market signals and the relative need for different land uses. The suggestions in policy IND2 that uses other than high quality industrial will be discouraged and that proposals for non -industrial uses will not be permitted run entirely counter to the Government's advice and in particular the positive presumption in favour of sustainable development. The policy should similarly conform that land allocations are to be regularly reviewed.	No Change Proposed. All of the sites included in Policy IND2 have been assessed through the evidence base as being competitive locations for industrial investment, and fulfil the criteria set out in BCCS paragraph 4.7. The wording of Policy IND2 is in conformity with Black Country Core Strategy Policy EMP2 paragraph 1, which is itself in conformity with the approach towards supporting economic development in the NPPF. The sites at Tempus 10 were assessed as being Potential High Quality industry in the ELR in view of their excellent location in relation to the M6 corridor and the potential workforce (see ELR Annex C5 page 109 and the area-based section at pages 75-76), as well as in comparative terms with other development opportunities (ELR page 25). The ELR itself was carried out in 2015 and further updated as necessary in 2015/16 to accompany the Draft Publication Plan, as paragraph 1.6 explains, and this is apparent from the text. The assessment criteria were based on the GVA criteria (considered by the BCCS Inspectors to be robust), which have been modified to relate to Walsall's particular industrial structure (see the ELR Annex B). Furthermore, the paragraph 4.5 of the ELR explains that following NPPF paragraph 22, it has assessed sites as to whether there is a reasonable chance of industrial development and has proposed the reallocation of poorly performing ones (see table on pages 25-26 and Annex C8). The objector has not provided any evidence to substantiate his implicit view, either in site-specific terms or comparatively, that the sites have no reasonable chance of employment development, and no evidence to justify development
2658	CKC Properties  Environment Agency	Simply Planning	Ross	4. Providing for Industrial Jobs and Prosperit Y	4c. Potential High Quality Sites  4c. Potential High Quality Sites	IND2	IN333			It was, and remains, our view that the proposed wording of Policy IND2 is far too prescriptive. The NPPF is clear that LPAs should not hold on to long-term allocations where there is no realistic prospect of a site being developed for such a purpose. The approach is also contrary to the NPPF presumption in favour of sustainable development. A blanket approach to protecting all Potential High Quality employment land, regardless of whether there is little or no prospect of such sites ever being developed is an illogical and unsustainable approach. It is not unreasonable to assume that certain employment land will have to be released where market forces dictate.  Site IN333 [Former Willenhall Sewage Works] may have floodplain constraints in relation to the scope/size of the developable area so if the site is to be taken forward, early consultation would be recommended in order to factor this into the design.	No specific changes sought, but it is implicit that the respondent would like Policy IND2 to be modified so that it is more flexible and will allow vacant employment land to be released for other uses where market forces dictate.  If the site is to be taken forward, early consultation would be recommended in order to factor potential flood risk/flood mitigation measures into the design.	No Change Proposed. The wording of Policy IND2 is in conformity with Black Country Core Strategy Policy EMP2 paragraph 1, which is itself in conformity with the approach towards supporting economic development in the NPPF. While the respondent has not stated exactly how the policy should be modified, it is implicit from their comments that they would like it to be worded so as to allow vacant Potential High Quality Industry sites to be released for other uses where 'market forces dictate.' However, such a modification would be contrary to the Black Country Core Strategy requirement for Walsall to provide a minimum reservoir of employment land, including land within the High Quality category (BCCS Policies EMP1 and EMP2). Change Proposed Modification proposed (MMSAD13) to emphasise the value and importance of early engagement with the Environment Agency for proposals relating to IN333.
2121	St Francis Group		Kelly	4. Providing for Industrial Jobs and Prosperit Y	4d. Retained Local Quality Sites - Occupied	IND3	IN54.4		IN54.4: Bescot Triangle South - no objection on the assumption that retained local quality industry would incorporate Use Classes B1c, d, B2, B8.			No Change Proposed.  Welcome support in principle. Assuming that the reference to "Use Classes B1c, d, B2, B8" means Use Classes B1 (b), B1 (c), B2 or B8, no modifications are required as the SAD policy supports Black Country Core Strategy Policy EMP3, which permits development falling within these Use Classes on Retained Local Quality Industry sites. However, it is unlikely that a more intensive industrial use would be viable on this site in practice, due to the access constraints and potential ground condition problems (see Walsall SAD, CIL Viability & Deliverability Study (2015), DTZ).

1308	Phoenix	Griffiths	4.	4d.	IND3	IN9.9	Phoenix Consortium owns land and buildings at	Phoenix Consortium site at Northgate,	No Change Proposed.
	Consortium		Providing	Retained			Northgate, Aldridge [site boundary indicated on plan	Aldridge should be allocated as	This site (part of IN9.9) was assessed as being suitable
			for	Local			and aerial photograph provided]. The Consortium	Consider for Release under Policy IND4.	for Local Quality industry in the 2016 Walsall
			Industrial	Quality			maintains its previous objection to the allocation of	,	Employment Land Review (ELR) and forms part of a
			Jobs and	Sites -			this land as Local Quality industry (part of Site IN9.9).		critical mass of industry in the area (see ELR P105). The
			Prosperit	Occupied			The proximity of housing, school playing fields and		objector has provided no evidence that the site is
			y .				other non-industrial uses to the southern, western		unsuitable for, and unattractive to, industry. The
			'				and eastern uses will limit a potential range of uses.		objector's site, if released for housing, would fragment
							A more appropriate designation would be Consider		this critical mass, leaving an isolated pocket on Morford
							for Release as this would allow greater flexibility.		Road.
							-		
2131	Ashtenne McGoug	McGough	4.	4d.	IND3	IND5.3	Ashtenne Industrial Fund (AIF) objects to the	Allocation in IND5.3 should be deleted	No Change Proposed.
	Industrial h		Providing	Retained			allocation of Brownhills Business Park as an industrial	or Policy IND3 should be amended to	This remains a well-occupied local quality industrial site,
	Fund Planning		for	Local			site. The case for redevelopment with housing, made	allow for non-employment uses where	part of a critical mass of industry in the area and scores
	Consulta		Industrial	Quality			in the previous planning application and subsequent	it can be demonstrated that continued	well according to the 2016 Walsall Employment Land
	nts		Jobs and	Sites -			appeal, was based on evidence that the units on the	employment use is not viable.	Review (ELR), both in itself (see ELR page 32 & Annex C3
			Prosperit	Occupied			estate were coming to the end of their useful lives		page 105) and comparatively (page 21). The objector
			у				and were increasingly costly to repair, that		has not provided any evidence that the site is unviable
							redevelopment for industrial use was not viable, that		or failing. Indeed the Ashtenne website refers to its
							there was a good supply of alternative, better quality		excellent location and excellent links to the motorway
							and better located industrial land and premises,		network. The 2016 SHLAA update also confirms that
							nearby, that the redevelopment of the industrial		there is a plentiful supply of housing land in the area.
							estate for residential purposes could be achieved		
							without any detrimental impact on the other		
							adjacent industrial units, and that the masterplan		
							submitted would result in a good quality residential		
							environment. AIF management at that time chose		
							not to take up their opportunity to re-run the appeal.		
							Their decision was informed by perhaps the worst		
							market for housing land in Brownhills, which was still		
							in recession. Also, there was no interest from the		
							residential building industry. It is the view of AIF that		
							the authors of the 2016 ELR are more concerned		
							about the recent planning applications for residential		
							redevelopment than giving proper consideration as		
							to how well the estate performs. The estate is in		
							decline despite AIF's efforts to make it work. There is		
							no reasonable prospect of the site being used for the		
							allocated employment use. The Council's continued		
							allocation of Brownhills Business Park as a local		
							employment allocation is inconsistent with NPPF		
							paragraph 22 and therefore with national policy. As		
							the allocation is unjustified and inconsistent with		
							national policy it is hard to see how it would be		
							effective or positively prepared.		
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3540	Acornford	Bell	Kemp	4.	4d.	IND3	IND69.4		The plan allocates too much industrial land to meet	Remove Site IN69.4 from Policy IND3	No Change Proposed.
	(Kensington)	Cornwell		Providing	Retained				the BCCS minimum requirement for Local Quality	(Retained Local Quality Industry) and	The 2016 Walsall Employment Land Review (ELR) shows
	Limited			for	Local				Employment provision. A broad brush assessment of	move to Policy IND4 (Consider for	that there is actually a need to provide more
				Industrial	Quality				employment land has been undertaken by the	Release Industrial Sites).	employment land to cope with demand (see Chapters 3
				Jobs and	Sites -				Council, and a closer assessment of our client's site		& 4). The BCCS Local Quality Employment land
				Prosperit	Occupied				at Jubilee Works, Clarkes Lane and Charles Street,		requirement is a minimum. Far from being 'broad-
				У					Willenhall [part of Site IN69.4: Ashmore Lake East]		brush', The ELR assesses site IN69.4 on its own (see ELR
									would demonstrate numerous problems associated		Annex C3 p106) as well as comparatively (p21) and it
									with the land and buildings, which mean that it has		scores reasonably well. The objector has supplied no
									very little prospect of it contributing to the provision		evidence (for example marketing) to show that the site
									of Local Quality employment sites. The plan is		is unattractive for development or redevelopment either
									unsound because a rigorous assessment has not		in itself or comparatively, and that there has been no
									been carried out for this site, and because		interest. SAD Policy IND3 is consistent with BCCS policy
									alternatives have not been explored, either (a) to		EMP2 paragraph 1 and the BCCS is in conformity with
									release further sites to reduce overprovision of Local		the NPPF. The NPPF states that authorities should plan
									Quality employment land, and (b) to work		to meet the development needs of business. There is a
									proactively with the landowner to ensure there is a		need to provide enough land to meet business needs;
									viable allocation. In providing in excess of the BCCS		reducing the employment land supply based on an
									target and inflexibly protecting a predominantly		incorrect view of the BCCS to the arbitrary level of 5%
									vacant site of poor quality with little prospect of		above the BCCS minimum target quoted by the objector
									industrial use, the plan cannot be considered		would be in conflict with the NPPF paragraph 18 & 19,
									effective and thus sound. The SAD is not consistent		and cause severe job losses in a disadvantaged area. As
									with the NPPF because it safeguards more sites than		to paragraph NPPF 22, the ELR has gone through the
									is necessary, failing to respond to the BCCS's		process of identifying those sites where there is no
									'requirement to contract' the level of premises for		reasonable prospect of employment use and has
									this sector, and is inflexible compared with para 21		identified alternatives - see ELR p19 paragraph 4.5, the
									of the NPPF. It is also contrary to paragraph 22 of		table on pp25/26 and the site appraisal in Annex C8
									the NPPF in that it seeks to enforce the protection of		p115.
									a site where there is little or no prospect of that site		
									being used for industry.		It is understood that the representation is on behalf of
											the owner of only part of the site, the former Ductile
											Stourbridge Cold Mill, now owned by the administrators
											of Caparo. The site also includes Autobits, a long-
											established vehicle breaker, and Rainbow Business Park,
											occupied by Powertrain: these companies are in
											separate ownership and have not submitted a
											representation.
2121	St Francis		Kelly	4.	4e.	IND2	IN12.8	IN12.8: Former McKechnie's Site - support			No Change Proposed.
	Group			Providing	Retained			High Quality Industry allocation.			Welcome Support.
				for	Local						
				Industrial	Quality						
				Jobs and	Sites –						
				Prosperit	Vacant						
				y							
2121	St Francis		Kelly	4.	4e.	IND2	IN98.1	IN98.1: Cemetery Road - support allocation.			No Change Proposed.
	Group		,	Providing	Retained			, , , , , , , , , , , , , , , , , , , ,			Welcome support.
	•			for	Local						· ·
				Industrial	Quality						
				Jobs and	Sites –						
				Prosperit	Vacant						
				v							
2121	St Francis		Kelly	4.	4e.	IND3	IN328		IN328: Former Deeley's Castings Site - This site has a	Allocate site IN328 for residential	No Change Proposed.
	Group		,	Providing	Retained				resolution to grant permission for residential	development.	The site is designated as Local Quality Industry as the
	3. <b>00p</b>			for	Local				development (101 dwellings) and the		evidence from the 2016 Walsall Employment Land
				Industrial	Quality				S106/negotiations are currently underway with the		Review (ELR) shows that Site IN98.2 scores well for
				Jobs and	Sites –				local authority. To zone it for commercial and state		industry (see ELR page 47 & Annex C5 page 109). The
				Prosperit	Vacant				that 'proposals for' non industrial will not be		demand for industrial land in this location is
				, rospent	vacant						
				y					permitted is illogical and incorrect. The residential		demonstrated by the current (albeit unauthorised) use
									consent access also forms the second element of the		of part of the site as overspill parking for British Car
									residential development to the North, Water Reed		Auctions. The site has a Committee resolution to grant
									Grove.		permission for housing subject to a S106 Agreement, but
											this has still not been progressed since the Committee
											resolution in 2008.

2121	St Francis Group	Kelly	4. Providing for Industrial Jobs and Prosperit y	4f. Consider for Release Sites	IND4	IN16		IN16: Goscote Lane Industrial Estate - the site in question is currently identified for 'Local industrial consider for release' with the potential alternative of housing. We believe strongly that the use should be clearly stated for residential rather than caveated to be zoned as employment / local industry subject to stock levels falling below BCCS policy EMP3. This site is not suitable for such local industry uses. Preapplication has taken place with Walsall Metropolitan Borough Council which has confirmed the preference and suitability of residential development for this site and it forms a part of the proposed regeneration of the area as a whole with the canal side and Green Belt outlook.	Site IN16 should be allocated for housing instead of Consider for Release Industry.	No Change Proposed.  The site is occupied. Identification as a 'Consider for Release' site in SAD Policy IND4 is consistent with the approach in Black Country Core Strategy Policy DEL2, which is that occupied industrial sites should not be released for housing until such time as they are not needed for industry.
3540	Acornford (Kensington) Limited  Bell Cornwell	Kemp	4. Providing for Industrial Jobs and Prosperit y	4f. Consider for Release Sites	IND4	IND69.4		Object strongly that the site is not allocated as a Consider for Release under policy IND4, and object to the policy itself. Policy IND4 is also flawed because it only appears to look at alternative uses for housing, with the exception of the Highgate Brewery. The same approach should be given to Site IN69.4. But Policy IND4 restricts appears to restrict release of industrial sites to housing. Local Quality employment land exceeds the target by 15%, it would have been more appropriate to reduce the buffer by 5% given the likely downward trend in the need for this type of land. By exceeding the target it is putting off other opportunities for growth into another plan period. This fails to meet economic growth aspirations of the NPPF. Policy IND4 is unjustified as only considering housing as an alternative use.	Remove Site IN69.4 from Policy IND3 (Retained Local Quality Industry) and move to Policy IND4 (Consider for Release Industrial Sites). Amend second paragraph of Policy IND4 to read, "redevelopment for housing or for other employment generating uses will be acceptable in principle " Include Site IN69.4 within the table below the main policy text under (b) vacant sites to be considered for release " with the potential alternative use outlined as mixed use.	No Change Proposed. The objector has not provided any evidence to substantiate their case that the site is unattractive to industry or why retailing/mixed use should be allocated. Nor, for reasons set out above, is there a need for an immediate review of the SAD following adoption of the BCCS Review.  SAD Policy IND4, read as a whole, would already allow development for uses other than housing. Notably, the third paragraph refers to redevelopment for town centre uses where local need is demonstrated.
1820	Catalyst Capital Savills	Burrow	4. Providing for Industrial Jobs and Prosperit y	4g. Proposed New Employmen t Opportunit y Sites	IND5	IN122 4.6		Concerned about the amenity implications resulting from the close proximity of the proposed employment allocation IN122 to existing residential properties and the proposed residential site HO303. The wording of IND5 makes reference to the need to comply with the BCCS policy EMP2 and UDP saved policy JP8. Policy IND5 therefore does not include provisions which seek to ensure that residential amenity is safeguarded on adjacent sites in relation to other types of employment uses. The policy wording should clearly state that new employment proposals should demonstrate that they would not adversely affect the amenity of nearby residents and/or prejudice the ability of nearby housing allocations to come forward for development and should include appropriate boundary planting and other mitigation measures where necessary. Alternatively the Council may wish to consider whether residential development would be appropriate on all or some of IN122.	Insert the following wording after "proposals for non industrial uses will be discouraged": Proposals should respect the amenity of neighbouring uses and include appropriate mitigation where necessary.	Change Proposed.  The BCCS and the latest evidence in the ELR highlight the need to give priority to the provision of more high quality land for industry. Moxley Tip has the potential to make a major contribution to the supply of this land because of its close proximity to the Black Country Route.  It is accepted that saved UDP Policy JP8 (a) would only address the location of "bad neighbour" industrial uses. These are not necessarily the type of use that would be proposed for Moxley Tip and may not fall within the definition of "high quality" industrial uses that would be acceptable on this site. However, the potential impact on adjoining residential development (both existing and proposed) of other types of industrial development would still be addressed by UDP Policy ENV10.  A modification is proposed to the boundary of site HO303 to exclude the SINC from the area of residential development. The SINC lies close to the boundary with IN122. This exclusion and the provision of leisure and recreation on part of site IN122 (although the precise location of this provision is to be defined) would further lessen any potential impact from industry on housing. (MMSAD4)
2597	Parkhill Estates	Ferguson	4. Providing for Industrial Jobs and Prosperit y	4g. Proposed New Employmen t Opportunit y Sites	IND5	IN341	Proposals relating to the Moxley and Hughes Road sites are currently being drafted as part of a single package to deal with necessary remediation issues.			No Change Proposed.  Comments regarding proposals for remediation noted.

2597	Parkhill	Ferguson	4.	4h. New	IND5	IN122	Welcome former Moxley Tip allocation for	Contrary to what is stated in the policy, the site is	1. Correct the 'constraints' listed	Change Proposed.
	Estates		Providing	Employmen			industrial development. No existing high	not constrained by a canal, a SLINC or a Public Right	against Site IN122 to reflect the fact	
			for	t			quality land is vacant and there is need to	of Way - all of which occur adjacent to or near the	that none of those constraints are	A slight amendment to the north west boundary of the
			Industrial	Opportunit			seek further allocations. Proposals relating	site but not on it. The second point of concern	within the site.	site is proposed to exclude the area of the site within
			Jobs and	y Sites -			to the Moxley and Hughes Road sites are	relates to the rider requiring proposals will be		the SINC (MMSAD13).
			Prosperit	Omissions			currently being drafted as part of a single	expected to provide an element of leisure and	2. Retain the Policy in so far as it	1
			У				package to deal with necessary remediation	recreation. This is contradictory and unnecessary.	identifies Sites IN122 and IN342 as	The canal and SLINC include the towpath along the
							issues.	The net result would be to provide a much smaller	Potential New Employment Sites, but	western side of the site whilst there is a public footpath
								site which would threaten the viability of	delete the requirement for proposals	along the eastern side. The extent of earthworks that
								establishing the site in the first place and introduce	on this site to provide an element of	are likely to be required as part of any redevelopment of
								ongoing costs, undermining the whole logic of the	leisure and recreation	the site means that these assets would be directly
								policy. There is scope for the imposition of planning		affected even if they remain afterwards.
								conditions to provide buffer zones on the site		
								periphery and landscaping on and around the site		The need to provide additional high quality employment
								sufficient to meet any local need for open space		is recognised and is evident from the industrial
								without threatening the viability of the scheme.		allocation having been proposed. However, there is a
								Retention of the open space requirement will not		demonstrable shortfall of open space in the area, and
								assist the council in making progress towards the		this is reflected in high levels of obesity and low life
								Core Strategy target of 317ha of high quality		expectancy rates. Almost the entire site is currently
								employment land.		allocated as proposed open space in the UDP. However,
										the principle of industrial development on which the
										proposed allocation is made was established through a
										lapsed planning approval that required the provision of
										on-site open space. If the applicant were to provide
										evidence demonstrating the requirement for open space
										is either now unnecessary, or would have viability
										implications sufficient enough to render the site
										unviable, this would be taken into account and the
										allocation / policy amended accordingly.
										A planning application for residential development on
										part of site IN122 has been submitted (as reserved
										matters to an earlier permission). The applicants are
										being encouraged to withdrawn this application to avoid
										potential conflict with the employment land proposals.

Unique Ref - Respond ent	Unique Ref - Other (where Respond ent is Agent)	Respondent Organisation	Agent	Last Name	Topic	Sub-Topic		Site Referenc e	Section Referenc e	Supports the Plan - Provide Summary	Objects to the Plan - Provide Summary	Proposed Modifications	Council Final Response
2301		Gallagher Estates	Pegasus Planning	Cox	5. Strength ening Our Local Centres	5a. Local Centres - General	SLC1				While this policy is generally supported, it should not preclude the delivery of additional Local Centres to provide day-to-day convenience shopping and service needs within new communities. The Indicative Development Framework Plan for Sandhills (included in a separate Background Document) identifies the inclusion of a new mixeduse local centre as part of the scheme. This is part of the provision of a mix of uses which would cater for the everyday needs of new residents including work, education, leisure and recreational activities whilst respecting and assisting in the regeneration of other centres within the Borough.	Policy should not preclude the delivery of additional Local Centres to provide day-to-day convenience shopping and service needs within new communities.	No Change Proposed. Policy SLC1 only identifies the network of existing local centres in Walsall so would not be directly relevant to any new local centres. Any proposals for new local centres would need to be justified in accordance with BCCS Policies CEN6 and/or CEN7, and 'saved' UDP Policies S6 and/or S7.

Unique def - despond nt	Unique Ref - Other (where Respond ent is Agent)	Respondent Organisation	Agent	Last Name	Topic	Sub-Topic	Policy Referenc e	Site Referenc e	Section Referenc e	Supports the Plan - Provide Summary	Objects to the Plan - Provide Summary	Proposed Modifications	Council Final Response
301		Gallagher	Pegasus	Cox	6. Open	6g.	LC5				Gallagher Estates is generally supportive of Policy		No Change Proposed.
		Estates	Planning		Space, Leisure and Communi ty Facilities	Greenways					OS1. and LC5 However, it should be noted that developers of sites which include or adjoin parts of the Greenway network should only be expected to fund the construction or enhancement of these where this is consistent with the CIL Regulations. The Indicative Development Framework Plan for Sandhills (included in a separate Background Document) identifies the inclusion of a canalside park running in parallel to the canal. This not only provides an opportunity to enhance the existing protected Greenway but also to provide both new and existing residents access to substantial areas of open space and the countryside beyond.		Policy LC5 already states that contributions should comply with the CIL Regulations
60		Sport England		Sharples	6. Open Space, Leisure and Communi ty Facilities	6b. Sports and Recreation - General			6.5	Sport England is pleased to see its comments on the previous version of the Walsall Site Allocation Document Preferred Options – September 2015 regarding the need for evidence to support new sports facilities. As you are aware Sport England is currently working with Walsall MBC in producing a new playing pitch strategy and has provided funding towards the leisure centres at Bloxwich and Oak Park. Sport England believe it important to continue to work close with the authority to ensure that any new facilities should be planned, and improvements prioritised where they are shown to be needed, through a robust assessment. Sport England also welcomes the recognition that the private sector can have in providing gyms and health clubs.			No Change Proposed. Welcome Support.

1673	Walsall Group	Turton	6. Open	6b. Sports			Walsall Group of the Ramblers generally find			No Change Proposed.
	of the		Space,	and			the responses we have received to our			Welcome Support.
	Ramblers		Leisure	Recreation			representations to the Site Allocation			
			and	- General			Document and other documentation to be			
			Communi				consistent with the wider policies of the			
			ty				Ramblers organisation regarding the			
			Facilities				preservation of the national footpath			
							network and also our aims to support			
							measures that help retain the countryside			
							and open spaces. Our concerns were based			
							on the continual need to utilise more land within Walsall borough for industrial and			
							residential requirements whilst risking the			
							loss of existing Rights of Way and other			
							opportunities allowing local residents to			
							walk/exercise. This would initially appear to			
							contradict the aims within the borough to			
							encourage healthy lifestyles and reduce			
							dependencies on local health suppliers. In			
							the very urban borough of Walsall our			
							footpaths/Rights of Way provide options for			
							those not wishing to remain healthy by			
							using the more constrained atmospheres			
							with leisure centres/gymnasiums, etc. but			
							who would sooner take regular excises by			
							walking either in their free time or as a			
							means of getting to work or to local			
							amenities. We felt that these opportunities			
							would be impacted during the Planning			
							Period and that once lost they would not be			
							re-instated. However, we feel somewhat			
							relieved that many of our issues regarding			
							several sites throughout the borough have			
							been addressed by the planning process.			
334	Dalriada Harris	Alcock	6. Open	6e.	OS1	HO319,		Object to land immediately to the north west of the	Land to the north west of HO181 should	No Change Proposed.
	Trustees Lamb		Space,	Proposed		8009		former Caparo Works (site HO181) being designated	not be designated under Policy OS1.	The ground conditions under the former golf course,
	(Caparo		Leisure	Open				as open space. This land should be allocated for	This area should be allocated for future	relating to its previous use as part of the power station,
	Pension Scheme)		and Communi	Space, Sports and				future development. The former golf course ceased over 10 years ago and there is an opportunity for the	development under Policy HC1	mean that it is not certain that this area is suitable for residential development. It is therefore proposed to
	Scrience)			Recreation				site to form part of a larger allocation with site		carry forward the existing open space allocation in the
			ty Facilities	Allocations				HO181. As part of any future development there will		UDP.
			raciities	Allocations				be an opportunity for on-site open space to be		051.
								provided and/or a financial contribution to be made		
								to improve Reedswood Park		
								F 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		
1820	Catalyst Savills	Burrow	6. Open	6g.	LC5	6.3		Object to wording of part (c) of policy LC5 on the	Add "subject to viability", to first	No Change Proposed.
	Capital		Space,	Greenways				grounds that it is not sufficiently flexible to be	sentence of policy LC5 c).	Proposed SAD Policy LC5 is identical to the existing UDP
			Leisure	,				justifiable and effective in its current form. In		Policy LC5 except for the addition of a reference to the
			and					common with other types of off and on site		CIL regulations, to ensure account is taken of restrictions
			Communi					infrastructure requests, this should be subject to		on pooling of section 106 contributions. CIL charges take
			ty					viability testing.		account of viability when they are set. Adding an explicit
			Facilities							reference to viability in for section 106 agreements in
										policy LC5 would duplicate national policy so is
										unnecessary.
2275	West	Davies	6. Open	6g.	LC5		Support, but reference should be made to		Reference should also be made to the	Change Proposed.
	Midlands ITA		Space,	Greenways			the canal network and metropolitan cycle		canal network and the metropolitan	Proposed Modification to Policy LC5 - add references to
			Leisure				network		cycle network	the canal network and the metropolitan cycle network.
			and							(MMSAD17)
			Communi							
1			ty							
	l l									
			Facilities							

2301	Gallagher Estates	Pegasus Planning	6. Open Space, Leisure and Communi ty Facilities	6g. Greenways	LC5		Gallagher Estates is generally supportive of Policy LC5. However, it should be noted that developers of sites which include or adjoin parts of the Greenway network should only be expected to fund the construction or enhancement of these where this is consistent with the CIL Regulations. The Indicative Development Framework Plan for Sandhills (included in a separate Background Document) identifies the inclusion of a canalside park running in parallel to the canal. This not only provides an opportunity to enhance the existing protected Greenway but also to provide both new and existing residents access to substantial areas of open space and the countryside beyond.	Include the following wording after the first sentence of paragraph c) of Policy LC5 to ensure consistency with national policy and with the wording contained within draft SAD Policy ENV4: "This approach will be applied in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and/or other relevant legislation or policy."	No Change Proposed.  Draft Policy LC5 already states that contributions should comply with the CIL Regulations
758	Friends of the Earth		6. Open Space, Leisure and Communi ty Facilities	6k. University of Wolverham pton Walsall Campus	UW1	6.7.2	We generally support this policy. However, the notes refer particularly to the openness of the campus in relation to the Broadway. We consider all the open space to be important. In particular the aspect of the trees facing Gorway Road and the open area adjacent to Highgate Avenue. We think these should be accorded equal status. The reference to 'surplus to requirement' in the policy is not clear enough about the amenity value of those areas not facing the Broadway.	The trees facing Gorway Road and the open area adjacent to Highgate Avenue should be given equal status in the policy to the other open space within the campus. The reference to 'surplus to requirement' in the policy also requires clarification.	Change Proposed.  Policy UW1 b)iii provides protection for all trees with a TPO or those meeting the criteria for such protection, and UW1 b)ii for Open Space within the UW1 allocation. All trees and open space (Highgate Avenue is approximately 300m to the NW of the UW1 allocation boundary) beyond the allocation boundary are afforded protection under the relevant Local Plan policies and not those of SAD Policy UW1.  SAD Policy UW1 b)ii requires that proposals affecting the sites open space be assessed in accordance with SAD Policy OS1. Policy OS1 signposts to the NPPF, and also to BCCS and UDP Policies which provide criteria to consider proposals affecting open space. Also, the evidence base accompanying SAD Policy OS1 (para 6.2.3) provides a quantitative basis with which to determine whether or not open space can be considered surplus to requirements. For clarity UW1 b)ii is proposed to be changed to signpost to Policy OS1. (MMSADS19)

Chapter	7: Environ	mental Netwo	ork										
Unique Ref - Respond ent	Unique Ref - Other (where Respond ent is Agent)	Respondent Organisation	Agent	Last Name	Topic	Sub-Topic	Policy Referenc e	Site Referenc e	Section Referenc e	Supports the Plan - Provide Summary	Objects to the Plan - Provide Summary	Proposed Modifications	Council Final Response
3555	, agenty			Rutter	7. Environm ental Network	7a. Environme ntal Network - General	GB1, EN1, EN2			Commend the document for much of the Environmental Networks section, determination to maintain the Green Belt Boundary, Nature Conservation and areas of Ancient Woodland are to be commended.			No Change Proposed. Welcome support
3555				Rutter	7. Environm ental Network	7a. Environme ntal Network - General	GB2, EN5			The aim to prevent inappropriate development in the Green belt and the imposition of strict controls is also good to see, and I hope will be applied rigorously. The same is true of the opening section on the historic environment in which the unique asset is affirmed.			No Change Proposed. Welcome support
2301		Gallagher Estates	Pegasus Planning	Сох	7. Environm ental Network	7b. Green Belt Boundary	GB1		7.2.1		Gallagher Estates do not consider it possible for Walsall Council to have had regard to the development needs of the Borough when the 'full objectively assessed need' (FOAN) for housing is yet to be established. The approach to Green Belt has been informed by development needs identified through the use of significantly out of date data that was subject to scrutiny through an Examination in Public prior to the publication of the NPPF. More recent evidence (i.e. GBSLEP joint housing study) identifies a housing need for Walsall which is far in excess of that identified in the BCCS for Walsall Borough. The BCCS and emerging SAD do not provide any scope for significantly boosting the supply of homes as the supply is largely restricted to previously developed land, which will have a finite capacity both within the plan period and beyond. Supporting information provided with this representation identifies concerns as to whether the housing sites allocated in the SAD will deliver the level of housing envisaged. A historical and current perception is that any development adjoining the outer edge of the existing built up areas within Walsall would unacceptably utilise land within the Green Belt. Contrary to the draft SAD objectives, the need for additional land in the most sustainable locations will inevitably require the use of land within the Green Belt in the short term. It is also clear, that beyond 2026, there is also a need to identify land currently within the Green Belt to be taken out and safeguarded for future development. It is considered that the release of Green Belt should be dealt with now, rather than being put off to a future Plan.	A Green Belt Review should be undertaken alongside work to establish the appropriate housing requirement within Walsall Borough. This work should be undertaken without delay and inform the production of a new Local Plan for the Borough.	No Change Proposed. The SAD confirms that there is sufficient land to meet the housing needs identified in the BCCS without the need to release sites in the Green Belt. Any review of housing need, and the possible need for additional land for housing, should be carried out through a review of the BCCS. Section 1.3 of the Publication Draft SAD states that this review will include any need to review the boundaries of the Green Belt.
1715				Carr	7. Environm ental Network	7b. Green Belt Boundary	GB1			Support decision not to use Green Belt for housing, travellers or showpeople sites.  Agree that it is very important that Green Belt boundaries are unaltered, nature conservation areas and open space sites that are allocated in the Green Belt are safeguarded, and the defining characteristics and functions of the green belt will continue to be safeguarded as part of the wider West Midlands Green Belt.			No Change Proposed. Welcome Support.

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1812	Cannock	Eggington	7.	7d. Natural	EN1	Cannock		Policy EN1 should acknowledge that part of Walsall	Policy EN1 should acknowledge that	Change Proposed
	Chase District		Environm	Environme		Chase		Borough lies within the Cannock Chase SAC 15 km	part of Walsall Borough lies within the	
	Council		ental	nt - General		SAC ZOI		Zone of Influence (ZOI): this should be directly	Cannock Chase SAC 15 km Zone of	Modification MMSAD22 is proposed to SAD Policy EN1
			Network					referenced in the Policy and the Policies Map should	Influence (ZOI): this should be directly	as a result of representations received, and discussions
								reflect this. Evidence prepared by Footprint Ecology	referenced in the Policy which should	had with Natural England under the Duty to Cooperate.
								concluded that the 'in combination' impact of	then refer to the need to 'demonstrate	The modification emphasises the importance of nature
								proposals involving a net increase of one or more	appropriate and proportionate	designations beyond Walsall. OMSAD31 is also added to
								dwellings within a 15km radius of the Cannock Chase	measures' (as per the explanatory text)	show the zone from which the available visitor data for
								SAC would have an adverse effect upon its integrity,	to mitigate for impacts should these be	the Cannock Chase area is being used to support the
								with a significantly higher proportion of visitors (5/6)	deemed to be necessary as a result of	collection of developer contributions to fund a package
								coming from within 8km. A map is appended. Those	screening under the Habitats	of mitigation measures.
								Local Authorities impacted by the ZOI have formed	Regulations. The Policies Map should	
								the Cannock Chase SAC Partnership, and have	reflect the extent of the ZOI in Walsall	The housing allocations of the SAD are beyond the 8km
								prepared a schedule of Strategic Access	Borough.	zone from which payments are sought to mitigate the
								Management Mitigation Measures (SAMMM),		effects of recreational pressure from new residential
								funded by developer contributions: Natural England		development. The council's revised HRA and SA provide
								attend the SAC partnership and fully support this		more information in relation to this issue.
								approach. Should developers not wish to pay the		
								agreed contributions they have to satisfy Natural		
								England that they can mitigate satisfactorily in other		
								ways. However, whilst involved in the Partnership,		
								Walsall MBC has never supported the approach		
								being taken, nor have they accepted the ZOI, and		
								have recently prepared further evidence which		
								makes a number of suggestions for revision of the		
								approach which has already been agreed by the rest		
								of the SAC partnership. It is emphasised that Walsall		
								have presented their objections to a number of		
								different Inspectors at recent Local Plan		
								examinations including the examination of Cannock		
								Chase District Council's Local Plan Part 1 in		
								September 2013. Notwithstanding these objections,		
								Inspectors have heard the evidence before them and		
								found the approach – and policies for ensuring		
								mitigation - to be sound. It is noted that paragraph		
								7.4.1 does state that 'appropriate and proportionate		
								measures sufficient to avoid or mitigate any		
								significant identified adverse impacts' may be		
								required. However, again it is stressed that the		
								approach being taken by the other members of the		
								Partnership is acceptable and has been tested		
								through EiP. Should Walsall wish to take a different		
								stance to others in the SAC partnership then it is		
								imperative that this should be to the satisfaction of		
								Natural England, to ensure that no harm arises to the		
								SAC from proposed development in the Walsall Plan		

Chose ADNB Pertnership and services and the Camondic Charae ADNB and ASC, are required by authority for the SC. and the ECH Ballack Directive (Anthough the Policy is worsfed positively, the use of the term "May be required in the ListSelfaction in the ListSelfacti	3565	Cannock	Hytch	7.	7d. Natural	EN1	Cannock	T	Object to policy because it is uncertain whether the	Seek confirmation of, and agreement	Change Proposed
Peterstyle  Peterstyle  Applied  Applie	3303		TIYLUI			LINT				. •	Change Floposed
Secretary Secretary (Control on Control on C									1		Following the consultation responses and advice
About the first product of the control products of the		·		Network						•	received the SA option this relates to is no longer carried
Be from "Tay to required the footbooks of the controlled and the controlled country provided travers or provided to the controlled and the									CRoW Act and the EC Habitats Directive (Article 3).	Competent Authority for the SAC,	forward and is now replaced by an alternative preferred
Section for the audition of enging the control of the company of the control of t									Although the Policy is worded positively, the use of	especially in relation to planning	option - for more information view the HRA and SA
Indicate the state of the Section of									the term "May be required" in the Justification, in	matters. However, we are happy to	document provided. However, specifically with regards
The coverage is produced to the companies of the control of the co									relation to the avoidance or migration of adverse	leave suggestions for any rewording to	to the matter of the AONB's role as a competent
whether the first short is strateful for the first short short short is strateful for the first short sho									impact on the SAC, introduces too much uncertainty.	Policy EN1 and the Justification to	authority, the HRA documents produced by the AONB
Asserting the production of the production consists of the first and the country in the production consists of the production con									This uncertainty is heightened when reference is	Walsall MBC, the Inspector and others.	unit did not make it explicitly clear the role of measures
Action of the programme and a control of the intervence of the control of the con									made to the Walsall SAD Habitats Regulations		to be delivered via developer contributions (SAMMM)
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3565	Cannock	Hytch	7.	7d. Natural	EN1	21 22d F1	The Cannock Chase Area of Outstanding	T		Change Proposed.
3303	Chase AONB Partnership	Tycul	Environm ental Network	Environme nt - General	LIVI	a) and b), 7.4.1	Natural Beauty (AONB) Partnership welcomes the recognition in Policy EN1 and the Justification that the Council will protect, manage and enhance nature conservation sites, and that where development will result in harm to biodiversity the Council will determine the level of improvement works necessary to mitigate harm to biodiversity on a site by site basis, in accordance with the existing policy framework and relevant government advice. Therefore, the principle of this policy is supported.			Welcome support for overall approach towards protection of the natural environment. However please note that Modification MMSAD22 is proposed to SAD Policy EN1 as a result of representations received, and discussions had with Natural England under the Duty to Cooperate. The modification emphasises the importance of nature designations beyond Walsall. OMSAD31 is also added to show the zone from which the available visitor data for the Cannock Chase area is being used to support the collection of developer contributions to fund a package of mitigation measures.
758	Friends of the Earth	Kells	7. Environm ental Network	7d. Natural Environme nt - General	EN1			This is generally welcome but it is unclear how this will be applied to developments next to or close to nature sites.	Consistency of nomenclature is required in the document between ENV and EN references. We would like to see a clearer statement that this policy will be applied not just to the sites themselves but to adjoining areas, especially given the potential impact of a number of proposals, such as open cast work, on designated sites identified in other policies in the plan.	Change Proposed Welcome Support.  Reference to each 'ENV' policy is preceded with the document from which the policy relates. This is considered a sufficient approach to avoid the potential for confusion of UDP and BCCS policies. Also, the SAD environmental policies are 'EN' to avoid an additional tier of 'ENV' policies to the Local Plan documents.  Insertion of text to EN1 justification to clarify SAD Policy EN1 can apply to nature designated sites beyond the allocation boundary. (MMSAD22). However please note that Modification MMSAD22 is proposed to SAD Policy EN1 as a result of representations received, and discussions had with Natural England under the Duty to Cooperate. The modification emphasises the importance of nature designations beyond Walsall. OMSAD31 is also added to show the zone from which the available visitor data for the Cannock Chase area is being used to support the collection of developer contributions to fund a package of mitigation measures.
2658	Environment Agency	Ross	7. Environm ental Network	7d. Natural Environme nt - General	EN1		Most comments made previously have been included to a satisfactory degree. We are pleased to see reference to the Water Framework Directive from a Biodiversity perspective.	Where development will result in harm to biodiversity, alternative options or site layout should be considered first in line with best practice guidelines before mitigation is considered as an option		Change Proposed Welcome Support.  Addition of text to SAD EN1 b) to reflect representation and NPPF para 152. (MMSAD23)
3486	Woodland Trust	Milward	7. Environm ental Network	7e. Ancient Woodland	EN2				We would like to see the heading of 'SAD Policy EN2: Ancient Woodland' changed to "Ancient Woodland and Woodland Creation". We would also like to see the word "elsewhere" added into paragraph b) to read: "Development proposals that present opportunities to improve/ restore Ancient Woodland, or provide complimentary planting, particularly ELSEWHERE where planting will extend and improve the connectivity of the Environmental Network, will be encouraged, subject to other local plan policies". We would also like to see this policy cross reference to the forthcoming Walsall Urban Tree Strategy.	No Changes Proposed  The heading of SAD Policy EN2 reflects the particular environmental asset to which the policy relates, and on this basis is consistent with other policy headings.  SAD Policy EN2 b) provides support for the provision of improve ancient woodland and green infrastructure connectivity. The existing wording is considered appropriate as it would not always be reasonable for applicants to be required to provide planting elsewhere, unless there was a specific reason to do so; such mitigation or compensatory provision, which would be dealt with under other policies and CIL/S106.  The Walsall Urban Tree Strategy is in Draft form and there is no timescale for its completion and adoption. As a result it is not referenced in the SAD.

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3486	Woodland	Milward	7.	7e. Ancient	EN2			Whilst we are pleased to see a policy dedicated to	We would like to see the first two	No Changes Proposed
	Trust		Environm	Woodland				ancient woodland, we are objecting as it does not	words ('In principle') of paragraph a) of	
			ental					provide the enhanced protection that national and	SAD Policy EN2 removed, and ancient	The inclusion of the opening text 'In principle' reflects
			Network					local policy now supports. In addition, this policy	trees added in, so that it reads –	the possibility, albeit unlikely (recognised in the Policy
								does not include ancient trees in contravention of	"Development proposals which would	Justification 7.5.1), that in certain circumstances
								NPPF paragraph 118. It is critical that the	adversely affect Ancient Woodland AND	development might not be resisted which adversely
								irreplaceable semi natural habitats of ancient	ANCIENT TREES will be resisted, and	affects ancient woodland. This is considered consistent
								woodland and ancient trees are absolutely	development affecting Ancient	with NPPF paragraph 118 as drafted, as of 14/06/16,
								protected. It is not possible to mitigate the loss of, or	Woodland AND ANCIENT TREES will be	which allows for the loss or deterioration of ancient
								replace, ancient woodland by planting a new site, or	assessed in accordance with the NPPF,	woodland providing there are benefits of the
								attempting translocation. Every ancient wood is a	particularly NPPF paragraph 118, UDP	development that clearly outweigh the loss. It would not
								unique habitat that has evolved over centuries, with	saved Policy ENV18 and other relevant	be appropriate to develop Local Plan policies based on
								a complex interdependency of geology, soils,	local plan polices." We would also like	possible changes to National policy.
								hydrology, flora and fauna. We would like this	to see this policy cross reference to the	
								section to reflect the evolution of enhanced planning	forthcoming Walsall Urban Tree	The SAD is a site allocation document and as such the
								protection for ancient woodland in national and local	Strategy.	policies within it relate specifically to the allocations and
								policy as set out below. It is also important that there		the environmental assets which feature in the SAD
								is no further avoidable loss of ancient trees,		Polices Map. The policies contained within Walsall's
								particularly in parks, through development pressure,		other Local Plan documents provide protection for trees
								mismanagement or poor practice. The Ancient Tree		including ancient woodland.
										mercaning anticent woodiana.
								Forum (ATF) and the Woodland Trust would like to		At the time of writing the Weles II Hele Tree Charter
								see all such trees recognised as historical, cultural		At the time of writing, the Walsall Urban Tree Strategy is
								and wildlife monuments scheduled under TPOs and		in Draft form and there is no timescale for its completion
								highlighted in plans so they are properly valued in		/ adoption. As a result it is not referenced in the SAD.
								planning decision-making. There is also a need for		
								policies ensuring good management of ancient trees,		
								the development of a succession of future ancient		
								trees through new street tree planting and new		
								wood pasture creation, and to raise awareness and		
								understanding of the value and importance of		
								ancient trees.		
								ancient trees.		
401	Comi	Owen	7	7a Flood	EN3	7.6		Section 7.6 Flood Risk recognises that the Policies	Delete Hubrid Man of Flood Plains (i.e.	Change arenesed
481	Cory	Owen	7.	7g. Flood	EN3	7.6			Delete Hybrid Map of Flood Plains (i.e.	Change proposed
	Environmenta		Environm	Risk				Map now provides a hybrid of the Environment	any additional Flood Zones) and revert	
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	1		ental					Agency's national flood zones. Unlike previous	to the published Environment Agency	Flood zones 2 and 3 of the hybrid flood risk map (the
	1		ental Network						-	Flood zones 2 and 3 of the hybrid flood risk map (the Environment Agency's national extents supplemented
	1							Agency's national flood zones. Unlike previous	to the published Environment Agency	, , , , , , , , , , , , , , , , , , , ,
	1							Agency's national flood zones. Unlike previous versions of the SAD, the Policies Map now includes	to the published Environment Agency Flood Map. Specifically delete the Zone	Environment Agency's national extents supplemented
								Agency's national flood zones. Unlike previous versions of the SAD, the Policies Map now includes new areas of land that are identified as being within	to the published Environment Agency Flood Map. Specifically delete the Zone 2 and Zone 3 Flood Zone allocations	Environment Agency's national extents supplemented by the modelling the council commissioned from JBA in
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688	Inland	Sharpe	7.	7h. Canals	EN4	Hatherto	Welcome policy addition at a) and b) to	Object to requirement to prevent additional boat	Clause b) ii. of SAD Policy EN4: Canals	No Change Proposed
	Waterways		Environm			n Branch	support restoration of the Hatherton Canal	movements along the Cannock Extension Canal	should be deleted.	
	Association		ental			Canal	conditional on demonstration of an	under clause b) ii this is unnecessary, potentially		The inclusion of clause b) ii. of SAD Policy EN4, along
	(Lichfield)		Network				adequate water supply and avoidance of	counter-productive and unenforceable, and		with the other clauses, is intended to highlight the
							significant adverse impacts on the wider	therefore inappropriate, for the following reasons:		potential for development proposals relating to the
							canal network. IWA previously supported	1. The fundamental aim of the restoration project is		project to trigger the Habitats Regulations (2010). The
							the draft policy towards provision of	to restore the canal as a public amenity and to link it		clauses are consistent with Cannock Chase District
							moorings and canal facilities, good design of	to the Northern Birmingham canal navigations as a		Council's Local Plan part 1, which relates to the same
							canalside development, improved access,	through route. The route was altered some years ago		project. The clauses provide an indication of the
							the retention of heritage features, towpath	to avoid any direct impact on the Cannock Extension		identified (there may be more) impact pathways that
							improvement contributions, and protection	Canal SAC, and there is no reason to suppose that it		have the potential to affect Cannock Extension Canal
							of canal restoration routes - these remain in	will lead to any significant increase in boat		SAC. These matters must be considered and addressed
							the policy as items c) to g) and are also fully	movements along the Cannock Extension Canal		as part of Appropriate Assessment / Detailed HRAs
							supported.	which will remain as a cul-de-sac.		which must accompany applications for the project.
							Supported.	2. The special interest of the Cannock Extension		and the projection of the projection
								Canal SAC is floating water plantain - evidence on the		While the safeguarding of the indicative line for the
								requirements of this species indicates that a		project features in the BCCS and has received some
								continuing low level of habitat disturbance is		representations in support of its inclusion in the SAD,
								necessary to maintain the population. Following the		
								recent closure of one of the two boatyards,		albeit some object to the inclusion of EN4 clause b) ii, The council has also received a representation from
								• •		Natural England (2274) objecting to the safeguarding of
								insufficient boat movements in this location, rather		the canal restoration route on the basis that there is no
								than too many, are a more likely threat to the		
								abundance of the species, given that the canal is a		Appropriate Assessment (HRA) to comply with the
								dead end and has limited attraction for passing		Habitats Regulations (2010) undertaken to support its
								boats.		inclusion in SAD policy EN4, or it featuring in the SAD
								3. Responsibility for maintenance of the special		policies map.
								interest of the SAC lies with its owners the Canal &		
								River Trust (CRT), which is responsible for many		While there have been modifications made to SAD policy
								SACs, SSSIs and SBIs along their waterway system.		EN4 they do not remove the requirement for additional
								They have not considered it necessary to impose any		boat movements to be prevented. The requirement
								numerical limits on boat movements on the Cannock		remains as the council wishes to be consistent with the
								Extension Canal or other waterways where this		existing approach opted for by Cannock Chase District
								species is protected. Disturbance from boat		Council and ensure it fulfils its responsibilities as a
								movements is also only one of the factors affecting		competent authority under the Habitats Regulations.
								the ecology of the canal.		MMSAD26 contains the proposed modifications
										MMSAD27 also proposes an addition to the justification
										text: "While the council supports the principle of the
										Hatherton canal restoration project, in the event that the
										necessary technical work does not support the project,
										the council will be supportive of alternatives to
										safeguard the land for canal restoration purposes (such
										as a green corridor or heritage trail)."
										ac a green constant or nemerous and
1812	Cannock	Eggington	7.	7h. Canals	EN4	Hatherto	Support references to Hatherton Branch			No Change Proposed
1	Chase District		Environm			n Branch	Canal restoration.			
	Council		ental			Canal				Support for Policy welcome, however please refer to
			Network							MMSAD26 and MMSAD27 as there has been
										modifications proposed to the policy and justification
										text as a result of representations received from Natural
										England (2274). Restoration of the Hatherton Branch
										Canal could potentially have an impact on the Cannock
										Extension Canal SAC. Because of its responsibilities
										under the Habitats Regulations, it is necessary to amend
										the policy text to refer to the required technical work for
										proposals and the possibility that the work may not
										support the project.
				1	1					support the project.

2274	1	Natural	Markon	1 7	7h Canals	EN4	Hatharta		Object to Delicy FNA which cooks to cofeguard the	Appropriate Assessment for the	Change Branesad
2274		Natural	Murray	/. 	7h. Canals	EIN4	Hatherto		Object to Policy EN4 which seeks to safeguard the	Appropriate Assessment for the	Change Proposed
		England		Environm			n Branch		alignment of the Hatherton Branch Canal restoration	Hatherton Branch Canal Restoration	CAR Relia FNA has been a biseles assessed
				ental			Canal		project, because the evidence does not support the	route alignment is required and this	SAD Policy EN4 has been subject to proposed
				Network					conclusions of the HRA regarding impacts of the	must take into account up to date	modifications MMSAD26 and MMSAD27. These changes
									restoration project on European Sites. The policy	evidence relating to water availability	are proposed as a result of representations received and
									seeks to safeguard the alignment of the Hatherton	for the project. Natural England	to make clear the requirements for proposals relating to
									Branch Canal restoration project, and is consistent	recommends the following action:	the canal restoration project. Representations received
									with the Cannock Chase Core Strategy adopted 2014.		have also resulted in changes to the councils HRA and
									However, more up to date evidence in respect of the	1) Seek evidence/ advice of abstraction	SA. An Appropriate Assessment is not provided at this
									abstraction possibilities to service the project from	potential to service the scheme from	stage on the basis that while one might have been
									the Environment Agency has emerged,	the EA, as this is the competent	anticipated at SAD stage at the time of the BCCS being
									demonstrating that the scheme, as detailed in policy	authority in respect of water	prepared for adoption, there remains no detailed
									EN4, is unviable. The proposed restoration scheme	abstractions and quality.	alignment for the project. Consequently, the SAD and
									alignment deviates from, yet is directly connected to,		HRA apply a similar approach (to safeguard the
									the Cannock Extension Canal SAC which is a	2) Update your evidence base for the	indicative route / line of the project) to that which was
									European protected site afforded protection under	Hatherton Branch Restoration Canal	deemed acceptable to avoid the need to undertake
									the Habitat Regulations. A precautionary principle	project accordingly (potentially	Appropriate Assessment at the time the BCCS was
									must be applied to such sites and plans may only be	adopting the Lichfield DC approach - if	examined.
									permitted once it has been ascertained that there	deemed appropriate).	
									will be no adverse effect on the integrity of the site.		The council has made requests for the new evidence and
									Natural England considers that the new stretch of	3) If appropriate, insert supporting text	information referred to, relating to water availability
									canal that would connect into the Cannock Extension	(in line with Lichfield DC approach) to	that you mention. However, neither the EA or the
									Canal SAC is likely to have a significant effect upon	explain that should an adequate water	Lichfield and Hatherton Restoration Trust have provided
									the site and its interest features. Moreover, there do	supply be able to be provided, the canal	any new technical information. Consequently, although
									not appear to be any suitable measures that could be	restoration project will be supported,	there are matters to be assessed in relation to water
									put in place to prevent the proposed connection	provided its proposers undertake an	availability no conclusive view could be made on the
									causing an adverse effect upon the ecological	assessment which demonstrates there	projects deliverability at this time.
									integrity of the Cannock Extension Canal SAC. In light	will be no significant impact upon the	
									of the lack of mitigation measures available, Natural	Cannock Extension Canal SAC or on the	
									England advises that adverse effects upon the	functions and ecology of the wider	
									integrity of the SAC are highly likely. Such effects	canal network. Collaborative working	
									include impact upon water quality via boat traffic	with the relevant local planning	
									and water supply to feed the new stretch of canal.	authorities, Environment Agency, Canal	
									We therefore consider proposed SAD Policy EN4 to	and River Trust and Natural England	
									be fundamentally flawed. Given that the project is	should be proposed.	
									unlikely to be deliverable, the Policy (and SAD) is		
									potentially unsound and contrary with NPPF	Appropriate Assessment is not required	
									paragraph 165. Furthermore, the alignment of the	should the Policy remove direct	
									canal restoration route crosses Daw End Railway	reference to the Hatherton Branch	
									Cutting SSSI, the special features of which are	Canal Restoration project.	
									protected from harm under WCA 1981 (as		
									amended). It also crosses in close proximity to		
									Clayhanger SSSI and Jockey Fields SSSI. The required		
									restoration may prove difficult at these locations and		
									will require careful consideration at proposals stage.		
									It must be shown that the necessary work required		
									to the canal alignment at these locations will not		
									damage the special interest of these sites, in		
									accordance with NPPF paragraph 118 and WCA 1981		
									(as amended).		
2603		Lichfield and	Walker	7.	7h. Canals	EN4	Hatherto	Note and welcome support for the			No Change Proposed
		Hatherton		Environm			n Branch	Hatherton Canal restoration project along			
		Canals		ental			Canal	the protected indicative route shown on the			Welcome support. However please note that
		Restoration		Network				Proposals Map. Also pleased to note			modifications are proposed to this policy as a result of
		Trust						supportive interest for proposals for the			consultation response received from Natural England
								Lichfield Canal on the borough boundary at			(2274) (MMSAD26 and MMSAD27)
								Brownhills			
									<u></u>		

2520	C10 B'		D l	T -	71. 6	ENIA LU-IIIII		Tribunation has also been accorded to	Adams Idea and bather and the College of the	Don't his and district and	No Channel Brown and the control of the
3539	Canal & River Trust		Denby	7. Environm ental Network	7h. Canals	EN4 Hathering Rand Canal		The policy has also been amended to include reference to the Hatherton Canal restoration. The Trust welcomes the requirements for any future restoration projects to fully consider the environmental impact.	We would query whether part (b) of the policy is necessary. This part of the policy requires any restoration proposals to be supported by additional technical work. This detail however appears to already be required by part (g) of policy EN4. The navigation along the Cannock Extension Canal is the responsibility of the Canal & River Trust and it is not considered appropriate for a planning policy to specifically restrict boat movements. Part g) of policy EN4 already sets outs the issues future restoration projects will need to address. Furthermore the additions of parts c) & d) to policy EN1 would also appear to sufficiently set out the requirements for developments in relation to protection of the environment. Any concerns with regards to potential environmental impacts should be dealt with appropriately under these policy requirements along with any necessary mitigation. The protection and enhancement of the canal networks wildlife value should not prevent the waterways potential for being fully unlocked or discourage the use of the waterway network.	Part b) could be removed and part g) expanded as follows: "g) For development proposals to restore sections of the canal network applicants will be expected to demonstrate that sufficient water resources exist, ground works will not adversely affect the integrity of the existing canal network or the environment and any significant adverse impacts on the functions and ecology of the wider canal network can be avoided. Proposals will also be expected to include appropriate environmental impact assessment and details on mitigation measures to minimise any impacts."	No Change Proposed - in response to this representation. However, see the responses to Natural England (2274) and to the Inland Waterways Association (688).  EN4 g) applies to all proposals to restore sections of the canal network. Whereas EN4 b) applies specifically to the Hatherton Branch Canal Restoration Project and is informed by the approach taken by Cannock Chase District Council in respect of the same project. EN4 g) is therefore necessary for any other canal restoration proposals.  The Council as a 'Competent Authority' under the Habitats Regulations (2010) must be satisfied there are no direct or indirect effects of its allocations and policies, alone or in combination with other projects and plans, on European designated sites. While the canal needs to be navigated by boats in order to maintain the conditions required to support the sites qualifying feature (floating water-plantain), the degree at which its use (boat movements) might result in harm to the SAC is not understood. As a result the precautionary approach is applied requiring it to be demonstrated that additional boat movements (along with criteria provided in EN4 b.i & iii) can be prevented in order to ensure the integrity of the site is maintained, or restored as appropriate in advance of the project receiving support.  Representations received from Natural England suggested that new evidence has come to light in respect of water availability to service the project. While the Council has facilitated discussions with the relevant parties no new evidence has emerged.  While the representation has not resulted in changes to the SAD there is additional technical evidence needed in support of proposals to restore / extend the canal network. Consequently MMSAD26 provides some support for alternatives to safeguard the indicative route of the project.
1820	Catalyst Capital	Savills	Burrow	7. Environm ental Network	7h. Canals	EN4	7.7		Our client objects to the current wording of part e) of proposed Policy EN4 on the grounds that it is not considered to be sufficiently flexible to be justifiable and effective in its current form. Whilst our client recognises the benefits that can accrue as a result from developments funding the improvement and / or maintenance of the canal infrastructure it is important to recognise that, in common with other types of off and on site infrastructure requests, this should be subject to viability testing.	Part (e) of policy EN4 should be amended to state: Where a development proposal directly borders a canal, or it would generate extra use of the canal towpath or water course, development might be expected to contribute towards the improvement and / or maintenance of the canal infrastructure, including improving access to the canal subject to viability. This approach will be applied in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and / or other relevant legislation or policy	No Change Proposed.  The impact on viability is taken into account when CIL charging rates are set. Adding an explicit reference to viability for section 106 agreements in policy EN4 would duplicate national policy so is unnecessary.
774	Lichfield District Council		Baldwin	7. Environm ental Network	7h. Canals	EN4		Support.			No Change Proposed Welcome Support. However please note modifications MMSAD26, OMSAD36 are proposed to the policy in response to representations received, particularly Natural England (2274).

2658	Environment Agency	Ross	7. Environm ental Network	7h. Canals	EN4		The canals in Walsall provide a vital network of green infrastructure of benefit to both people and wildlife. Most are designated as local wildlife sites. We reiterate the following that could be included within the policy justification: 'Any development next to the canal should improve the canal corridor through sensitive design and landscape. Developments should look to incorporate some form of edge softening e.g. pre planted coir rolls to aid in the establishment of marginal vegetation, and enhance the canal's value as a wildlife corridor.'		No Change Proposed  Policy EN4 d)i,ii and iii provide for the addition of GI to areas alongside or near to the canal network.
3539	Canal & River Trust	Denby	7. Environm ental Network	7h. Canals	EN4	The Trust supports the provision of a specific canal related policy to guide developments and ensure that they respect and enhance the character of the waterways. We consider that the policy further enshrines the principles set out in BCCS4 Policy ENV4.	We would reiterate our previous suggested amendment to part b) v. because there may be situations where it is not appropriate to retain or incorporate existing structures, features and buildings of heritage value.	Suggested corrections: At part d) v. "canal side" should read "canalside". At part e) "water course" should read "watercourse". Other suggested modification: At part b) v. we suggest that the word "applicable" is replaced with "appropriate."	Changes Proposed.  The suggested corrections will be made.  Change 'applicable' to 'appropriate'. While the word 'applicable' also means 'appropriate' it is thought the policy would benefit from the use of 'appropriate'.
758	Friends of the Earth	Kells	7. Environm ental Network	7j. Developme nt in Conservatio n Areas	EN5		We generally support this policy but it does not take account of the critical role played by trees in Conservation Areas.	Policy needs to take account of the critical role played by trees in Conservation Areas and state that the Council will continue to protect them in line with the policies relating to natural environment and ancient woodland protection and require want them replaced if removal is deemed unavoidable.	No Change Proposed. Trees are protected under other legislation as well as existing planning policies such as "saved" UDP Policy ENV18
2149	Historic England	Worrall	7. Environm ental Network	7k. Highgate Brewery	EN6	The additional work on the proposed policy wording and justification text is welcomed. In particular the commitment to requiring a master plan for the site. In view of the proposed rewording of the policy and its new content, Historic England does not have any further comments to make on this policy.			No Change Proposed. Welcome Support.
687	Sandwell District Council	Lowe and Miller	7. Environm ental Network	7I. Great Barr Hall and Estate	EN7		Policy has changed considerably from the versions in the Issues and Options Stage 2013 and Preferred Options Consultation 2015. Enabling development has been brought to fore of policy rather than previous versions where it was at the end. Any enabling development in this area will harm setting of the heritage asset, in particular the Registered Parkland surrounding the hall, will impact on the openness of the greenbelt and be more prominent than the hall which is currently not visible from a wider area. Main focus of policy seems to be to allow development within the registered park to its detriment in order to potentially allow the Hall to be saved, which is not acceptable.  Sandwell is almost entirely urban with little Green Belt or urban fringe so any development in Great Barr Hall Park - part of strategic gap between Sandwell and Walsall - will be detrimental to Sandwell.  Policy does not justify why a registered park and garden should be harmed to enable a private commercial enterprise.		Changes proposed. Modifications are proposed to clarify the aims of the policy, and in the light of discussions with Historic England.  The previous policy wording was largely unchanged from that in the 2005 UDP which addressed both the Hall, the historic parkland and the former St Margaret's Hospital. The UDP pre-dates the approval and construction of the Nether Hall Park development. The latter has now been completed so this means the future of the Hall itself and the remainder of the historic parkland is now the main outstanding matter to be resolved.  No alternative funding sources or development proposals have come forward despite the Hall and parkland having been vacant and neglected for at least 30 years. Some form of enabling development is therefore likely to be the only realistic way of achieving their restoration and long-term future. The local planning authority has a statutory duty to protect heritage assets: restoration would not just be of benefit to the site owners. The proposed policy wording states that new development will be justified only where the likely impact is outweighed by the benefits.

A company of the comp	758	Friends of the Earth	Kells	7. Environm ental Network	7l. Great Barr Hall and Estate	EN7	changes to the policy which strengthen the criteria in NPPF in relation to enabling development. However, we are concerned about the extent to which development proposals will achieve those goals and care will need to be taken to ensure that they are fully realised, especially where development might	chan 'will' require to ties for proposals which nabling development to England.  Changes proposed.  Modifications are proposed to clarify the aims of the policy, and in the light of discussions with Historic England.
and development of the area is also almost unchanged	811		Winkle	Environm ental	Barr Hall	EN7	Not notified of earlier stages of SAD preparation. Will this failure be recorded in the final version?  EN7 will allow inappropriate development to take place and pave way for further development in the Green Belt.  UDP Policy ENV8 makes no mention of enabling development.  Power lines and large water main across site will reduce value of any enabling development.  Great Barr Hall has nothing remaining of any historical value.  Enabling development will destroy the parkland which is mainly intact due to it being undisturbed and the continued use by local farmers of this prime agricultural land.  Draft policy ENV7(b) implies the Hall is the only asset and allows for the destruction of the parkland.  Conditions attached to the existing planning permission granted by the Secretary of State for the St Märgaret's Hospital development prevent vehicle access other than from Queslett Road: the proposed policy would weaken this and further clarification is required about access from Chapel Lane.  Policy should clarify how a coordinated approach to the management and development of the area can be achieved with respect to Netter Hall Park and the current planning application which proposes a gated	Modifications are proposed to clarify the aims of the policy, and in the light of discussions with Historic England. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  Representations about the SAD are welcome, and we recognise that groups and individuals have had a long-standing interest in this site. However, the SAD is about potential development all across the borough and it is not practical or possible to directly notify all those particular sites. In fact, the Beacon Action Group was listed in the Council's planning policy consultation database but we were not notified about a change in their email address.  Paragraph (g) of UDP Policy ENV8 in fact does refer to enabling development.  The power lines and water main (although the precise location of the latter is unclear) are recognised as constraints that may affect where within the site any enabling location might be located, but are just two of the factors that would have to be addressed in any development.  The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as the Hall, however publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  There is no indication from current agricultural land classification mapping that the land is prime quality.  The Secretary of State decision referred to by

								refers to Great Barr Park to reflect that park of the former Estate has now been redeveloped and is the subject of agreed access arrangements for its residents.  The current planning application has not been determined at the time of writing. Any decision on the application will be based on the planning policies that are in effect at the time this decision is made.
2052	MP	Vaz	7. Environm ental Network	7I. Great Barr Hall and Estate	EN7		Policy is an undesirable change to council's approach to development in the green belt and protected registered parkland, and conflicts with the NPPF. There is no justification for facilitating enabling development: this should be a last resort, not a reward for owners when they cause neglect.  The Historic England 2008 guidance on enabling development is not included in the list of evidence.  Proposed policy does not consider range of solutions available. Council should not assume that current ownership will continue until 2026. Highly likely that community group could apply to Heritage Lottery Fund.  Current Historic England review of listing is not mentioned. If Hall was downgraded, it would be inappropriate to have a special policy which conflicts with NPPF on Green Belts, conservation areas and registered parkland. Downgrading would strengthen the view that the parkland is the most important heritage asset, not the Hall.  Cost of restoring parkland and gardens more likely to be met from available funding sources that will not require enabling development.  View is that councillors support current planning application which would allow destruction of parkland.  Policy should state that enabling development may be required rather than will be required, and should limit scope of any enabling development. Any enabling development should be limited to the existing footprint of Hall and appropriate extensions to the building.	Changes proposed.  Modifications are proposed to clarify the aims of the policy, and in the light of discussions with Historic England. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  Enabling development is by definition development that is contrary to other policies. This could be either because it involves new buildings or uses. However, the proposed policy EN7 states that any proposals for enabling development will be assessed against the Historic England guidance. The latest version of this guidance, from 2012, is referenced in a footnote to the proposed policy; this has been included in the main policy text as part of the Modifications to the policy.  Despite the Hall and much of the parkland being vacant for at least 30 years, no funded proposals or proposals from any non-commercial organisation with the demonstrable capability have come forward to restore either the Hall or the parkland. However, the proposed policy does not refer to any particular owner and would not rule out the potential for such an organisation or alternative funding coming forward in the future.  The Historic England review was not announced until after the Publication Draft SAD was prepared. However, this has now been completed and has been used to inform the proposed modifications that have been made to Policy EN7 for the next phase of consultation on the SAD Draft Plan.  The current planning application has not yet determined, but any decision would have to be made in accordance with the development plan policies at that time.
2149	Historic England	Worrall	7. Environm ental Network	7I. Great Barr Hall and Estate	EN7	The additional work on the proposed policy and justification text is noted and welcomed.	Remain concerned about the inclusion of the site within the plan without a more substantive evidence base, and this has potential repercussions for policy wording. Historic England is due to meet with Walsall Council in mid-May to discuss the site and would respectfully submit that we continue to work together on this matter with a view to agreeing a Statement of Common Ground in relation to the site, if required in due course, and, ahead of the EIP. Historic England would wish to appear at the EIP in relation to the site should any differences in the approach to the site not be agreed prior to the EIP.	Changes Proposed. Great Barr Hall and Estate and the former St. Margaret's Hospital is the largest single site in the borough, and contains significant historic and nature conservation assets. It is therefore important that the SAD includes a policy to control its future development and management. Modifications are proposed to policy EN7 to take account of the representations received from Historic England and others. Further discussions were undertaken with Historic England, but the Council have not received any additional comments on the redrafted policy that was sent to Cabinet in July and since then the policy has been modified again to address the outcomes of Historic England's Listing Review which downgraded the Hall to Grade II. (MMSAD30)

3503	Littlehales		EN7	Main focus and objective of the developers is to  No change proposed in response to this representation.
	and Gavin			build a housing estate on the premise that it will  However modifications are proposed to clarify the aims
		ental and Estate		fund the restoration of Great Barr Hall when the cost of the policy, and in the light of discussions with Historic
		Network		of renovating the hall will exceed what could be England and the outcomes of the Listing Review. Since
				achieved by the sale of the houses. the Council's responses were endorsed by Cabinet,
				Great Barr Hall and Chapel has been subject to a Listing
				Astounded the council are even considering this  Review which has downgraded it to a Grade II Listed
				when there is a duty to protect prime agricultural,  Building. The proposed modifications to the Policy have
				historical, Green Belt Land. been amended to reflect this. (MMSAD30)
				instantation of the contract to reflect this. (with a least)
				Environmental impact to the area would be The policy refers to the need to justify the likely impact
				devastating along with the loss of historical listed of any development against the benefits. It seeks to
				parkland being decimated, all for the development of address any current or future proposals for the site, not
				exclusive luxury houses which are not needed in the specifically the current planning application or the
				area and do not address the affordable housing possible objectives of the current owners. The council
				shortage. Please refuse the application cannot refuse to consider planning applications
				submitted to it.
3505	Young	7. 7l. Great	EN7	Not notified of SAD preparation despite being Changes proposed.
		Environm Barr Hall		consultee for planning application.  Modifications are proposed to clarify the aims of the
		ental and Estate		policy, and in the light of discussions with Historic
		Network		EN7 is significantly different to UDP ENV8 and will  England. Since the Council's responses were endorsed
				allow inappropriate development to take place and by Cabinet, Great Barr Hall and Chapel has been subject
				pave way for further development in the Green Belt.  to a Listing Review which has downgraded it to a Grade
				II Listed Building. The proposed modifications to the
				UDP Policy ENV8 makes no mention of enabling Policy have been amended to reflect this. (MMSAD30)
				development. EN7 now focuses predominantly on
				enabling development.  Unlike individual planning applications that relate to a
				single site, the SAD is about potential development all
				Great Barr Hall has nothing remaining of any across the borough and it is not practical or possible to
				historical value. Enormous cost of restoration would directly notify all those parties who may wish to submit
				need enormous amount of enabling development representations about particular sites.
				that would destroy the parkland. Latter is of much
				greater importance than Hall.  Paragraph (g) of UDP Policy ENV8 in fact does refer to
				enabling development. However, the previous policy
				Current review of listing by Historic England is not wording was largely unchanged from that in the 2005
				mentioned.  UDP which addressed both the Hall, the historic
				parkland and the former St Margaret's Hospital. The
				Prime agricultural land/ electricity pylons and water UDP pre-dates the approval and construction of the
				main should be given consideration.  Nether Hall Park development. The latter has now been
				completed so this means the future of the Hall itself and
				Agree with recommendation in EN7 that vehicular the remainder of the historic parkland is now the main
				access from Chapel Lane will be minimised.  access from Chapel Lane will be minimised.  outstanding matter to be resolved.
				access from chaper tane will be minimised.
				No alternative funding sources or development
				proposals have come forward despite the Hall and
				parkland having been vacant and neglected for at least
				30 years. Some form of enabling development is
				therefore likely to be the only realistic way of achieving
				their restoration and long-term future. However, the
				proposed policy refers to the need to balance benefits
				against the likely impact of any development.
				The Historic England review was not announced until
				after the Publication Draft SAD was prepared. However,
				this has now been completed and has been used to
				inform the proposed modifications that have been made
				to Policy EN7 for the next phase of consultation on the
				SAD Draft Plan.
				The power lines and water main (although the precise
				location of the latter is unclear) are recognised as
				constraints that may affect where within the site any
				enabling location might be located, but are just two of
				the factors that would have to be addressed in any
				development. There is no indication from current
	l I			acvelopments mere is no indication from current
				agricultural land classification mapping that the land is prime quality.

							The Secretary of State decision only related to the part of the site owned by Bovis, that is the former St Margaret's Hospital, which is most appropriately accessed from Queslett Road. The proposed policy is intended to apply to any further development that may occur elsewhere within the wider area it covers. However, the wording in relation to access arrangements is identical to that in the UDP policy.
3506	Young	7. Environm ental Network	7l. Great Barr Hall and Estate	EN7		Not notified of SAD preparation despite being consultee for planning application.  EN7 is significantly different to UDP ENV8 and will allow inappropriate development to take place and pave way for further development in the Green Belt.  UDP Policy ENV8 makes no mention of enabling development. EN7 now focuses predominantly on enabling development.  Great Barr Hall has nothing remaining of any historical value. Enormous cost of restoration would need enormous amount of enabling development that would destroy the parkland. Latter is of much greater importance than Hall.  Current review of listing by Historic England is not mentioned.  Prime agricultural land/ electricity pylons and water main should be given consideration.  Agree with recommendation in EN7 that vehicular access from Chapel Lane will be minimised.	Changes proposed. Modifications are proposed to clarify the aims of the policy, and in the light of discussions with Historic England. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  Unlike individual planning applications that relate to a single site, the SAD is about potential development all across the borough and it is not practical or possible to directly notify all those parties who may wish to submit representations about particular sites.  Paragraph (g) of UDP Policy ENV8 in fact does refer to enabling development. However, the previous policy wording was largely unchanged from that in the 2005 UDP which addressed both the Hall, the historic parkland and the former St Margaret's Hospital. The UDP pre-dates the approval and construction of the Nether Hall Park development. The latter has now been completed so this means the future of the Hall itself and the remainder of the historic parkland is now the main outstanding matter to be resolved.  No alternative funding sources or development proposals have come forward despite the Hall and parkland having been vacant and neglected for at least 30 years. Some form of enabling development is therefore likely to be the only realistic way of achieving their restoration and long-term future. However, the proposed policy refers to the need to balance benefits against the likely impact of any development.  The Historic England review was not announced until after the Publication Draft SAD was prepared. However, this has now been completed and has been used to inform the proposed modifications that have been made to Policy EN7 for the next phase of consultation on the SAD Draft Plan.  The power lines and water main (although the precise location of the latter is unclear) are recognised as constraints that may affect where within the site any enabling locat

3509	Raindi	7. Environm ental Network	7l. Great Barr Hall and Estate	EN7	to the desirement of the the environment of the the the environment of the the the environment of the	ject to EN7 as it fails to give equal or more value the historical listed parkland by allowing its struction with an enabling development to fund e rebuilding of Great Barr Hall. The destruction of e parkland will result in huge historical and vironmental loss to the area. Also fails to identify d protect the green belt's prime agricultural land.	intended to apply to any further development that may occur elsewhere within the wider area it covers.  However, the wording in relation to access arrangements is identical to that in the UDP policy.  No change proposed in response to this representation.  However changes to the policy are proposed for other reasons. (MMSAD30)  The proposed policy states that new development will be justified only where the likely impact is outweighed by the benefits.  There is no indication from current agricultural land classification mapping that the land is prime quality.
3510	Lewis	7. Environm ental Network	7l. Great Barr Hall and Estate	EN7	plar  Objito ti desi the the	oposal appears to pave way for approval of current nning application.  ject to EN7 as it fails to give equal or more value the historical listed parkland by allowing its struction with an enabling development to fund a rebuilding of Great Barr Hall. The destruction of a parkland will result in huge historical and vironmental loss to the area. Also fails to identify diprotect the green belt's prime agricultural land.	No change proposed in response to this representation. However changes to the policy are proposed for other reasons. (MMSAD30)  The current planning application will be assessed in accordance with the policies in the development plan that are in effect at the time of its determination. However, the existing UDP policy already refers to the English Heritage (now Historic England) guidance on enabling development. Both the proposed policy and the Historic England guidance state that new development will be justified only where the likely impact is outweighed by the benefits.  There is no indication from current agricultural land classification mapping that the land is prime quality.
3511	Chatterley	7. Environm ental Network	7I. Great Barr Hall and Estate	EN7	Plar specification of the plan specification	idding on Green Belt land is against the National nning Policy, and permission is only granted when exial circumstances exist which will benefit the all community. Local community will have no exist.  I welopment will destroy the rural character of the exa which marks the boundary between the urban exist of Birmingham and The Black Country and the all lands to the North and West of the nurbation.  I appeal could be made for National Lottery ending  7 fails to give equal or more value to the historical end parkland by allowing its destruction with an abiling development to fund the rebuilding of eat Barr Hall. The destruction of the parkland will ult in huge historical and environmental loss to be local area. It also fails to identify and protect the ten belt's prime agricultural land.	No change proposed in response to this representation. However changes to the policy are proposed for other reasons. (MMSAD30)  The NPPF in fact does not list community benefit as a reason for allowing inappropriate development in the Green Belt. However, the proposed policy repeats the existing UDP policy that developers of Great Barr Park must provide for controlled public access.  No alternative funding sources have come forward despite the Hall and parkland having been vacant and neglected for at least 30 years. Some form of enabling development is therefore likely to be the only realistic way of achieving their restoration and long-term future. However, the proposed policy refers to the need to balance benefits against the likely impact of any development and includes the option for alternative approaches.  There is no indication from current agricultural land classification mapping that the land is prime quality.
3512	Ashford	7. Environm ental Network	7l. Great Barr Hall and Estate	EN7	liste ena Gre- resu	7 fails to give equal or more value to the historical ed parkland by allowing its destruction with an abling development to fund the rebuilding of eat Barr Hall. The destruction of the parkland will ult in huge historical and environmental loss to elocal area.	No change proposed in response to this representation. However changes to the policy are proposed for other reasons. (MMSAD30)  The proposed policy refers to the need to balance benefits against the likely impact of any development.

3513	Breakwell	7.	7l. Great	EN7		Not informed about this document EN7 even though	No change proposed in response to this representation.
		Environm	Barr Hall			we have written before about the Great Barr	However changes to the policy are proposed for other
		ental	and Estate			planning application.	reasons. Since the Council's responses were endorsed by
		Network					Cabinet, Great Barr Hall and Chapel has been subject to
						Policy has changed from the previous development	a Listing Review which has downgraded it to a Grade II
						plan as it will allow inappropriate development in the	Listed Building. The proposed modifications to the Policy
						Green belt that the other version of policy did not.	have been amended to reflect this. (MMSAD30)
							, .
						Enabling development is being used to get houses on	Unlike individual planning applications that relate to a
						Green Belt land when in reality Great Barr Hall is no	single site, the SAD is about potential development all
						longer fit to be restored. The parkland is the most	across the borough and it is not practical or possible to
						important part of the site.	directly notify all those parties who may wish to submit
							representations about particular sites.
						The agricultural land has until recently been farmed	representations about particular sites.
						successfully.	Paragraph (g) of the existing UDP Saved Policy ENV8 in
						Successiony.	fact does refer to enabling development.
						Traffic on Chapel Lane would impact on the	ract does refer to enabling development.
							The policy wording has to take account of the fact that
						surrounding areas.	The policy wording has to take account of the fact that
							Great Barr Hall remains a Listed Building albeit
							downgraded to Grade II partly due to its current poor
							condition. As the Parkland is also Grade II, it is now of
							the same status as than the Hall, however publication
							draft policy EN7(b) in fact refers to maintaining and
							protecting both the Hall and the Parkland. It should be
							noted that the parkland is also on the heritage at risk
							register due to the lack of a suitable management
							regime and vulnerability to change: many of the features
							of the parkland have been lost. The proposed
							modifications to the policy include rewriting it so that it
							addresses the issues facing the estate more clearly.
							There is no indication from current agricultural land
							classification mapping that the farmland is prime quality.
							classification mapping that the farmland is prime quality.
							classification mapping that the farmland is prime quality.  The proposed policy repeats the wording of the current
							classification mapping that the farmland is prime quality.  The proposed policy repeats the wording of the current UDP policy to refer to minimising any access from
3514	Breakwell	7.	7l. Great	EN7		Not informed about this document EN7 even though	classification mapping that the farmland is prime quality.  The proposed policy repeats the wording of the current UDP policy to refer to minimising any access from
3514	Breakwell	7. Environm	7l. Great Barr Hall	EN7		Not informed about this document EN7 even though we have written before about the Great Barr	classification mapping that the farmland is prime quality.  The proposed policy repeats the wording of the current UDP policy to refer to minimising any access from Chapel Lane.
3514	Breakwell			EN7		1	classification mapping that the farmland is prime quality.  The proposed policy repeats the wording of the current UDP policy to refer to minimising any access from Chapel Lane.  No change proposed in response to this representation.
3514	Breakwell	Environm	Barr Hall	EN7		we have written before about the Great Barr	classification mapping that the farmland is prime quality.  The proposed policy repeats the wording of the current UDP policy to refer to minimising any access from Chapel Lane.  No change proposed in response to this representation. However changes to the policy are proposed for other
3514	Breakwell	Environm ental	Barr Hall	EN7		we have written before about the Great Barr	classification mapping that the farmland is prime quality.  The proposed policy repeats the wording of the current UDP policy to refer to minimising any access from Chapel Lane.  No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by
3514	Breakwell	Environm ental	Barr Hall	EN7		we have written before about the Great Barr planning application.	classification mapping that the farmland is prime quality.  The proposed policy repeats the wording of the current UDP policy to refer to minimising any access from Chapel Lane.  No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to
3514	Breakwell	Environm ental	Barr Hall	EN7		we have written before about the Great Barr planning application.  Policy has changed from the previous development	classification mapping that the farmland is prime quality.  The proposed policy repeats the wording of the current UDP policy to refer to minimising any access from Chapel Lane.  No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II
3514	Breakwell	Environm ental	Barr Hall	EN7		we have written before about the Great Barr planning application.  Policy has changed from the previous development plan as it will allow inappropriate development in the	classification mapping that the farmland is prime quality.  The proposed policy repeats the wording of the current UDP policy to refer to minimising any access from Chapel Lane.  No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy
3514	Breakwell	Environm ental	Barr Hall	EN7		we have written before about the Great Barr planning application.  Policy has changed from the previous development plan as it will allow inappropriate development in the	classification mapping that the farmland is prime quality.  The proposed policy repeats the wording of the current UDP policy to refer to minimising any access from Chapel Lane.  No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy
3514	Breakwell	Environm ental	Barr Hall	EN7		we have written before about the Great Barr planning application.  Policy has changed from the previous development plan as it will allow inappropriate development in the Green belt that the other version of policy did not.	classification mapping that the farmland is prime quality.  The proposed policy repeats the wording of the current UDP policy to refer to minimising any access from Chapel Lane.  No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)
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A   Company of the protection of the protection of the company of the protection of the protectio													classification mapping that the farmland is prime quality.  The pylons and water main (the exact position of the latter is unclear) are only two of a number of constraints that would restrict the areas of the site that could be developable.
State of the common in the control of the control o													UDP policy to refer to minimising any access from
The public protects and improvement action to the base arm are produced used.  The public protect of the public protect of the public protection o	3515				Cliff	Environm ental	Barr Hall	EN7			listed parkland by allowing its destruction with an enabling development to fund the rebuilding of		However changes to the policy are proposed for other
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ental Network  Retwork  Retwor	3518				Phillips	7.	7l. Great	EN7			The area requires leisure centres, hospitals, schools		No change proposed in response to this representation.
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Network  A Listing Review which has downgraded it to a Grade II  Listed Building. The proposed modifications to the Policy listed parkland by allowing its destruction with an have been amended to reflect this. (MMSAD30)  enabling development to fund the rebuilding of Great Barr Hall. The destruction of the parkland will  The policy refers to the need to justify the likely impact					-						· · · · · · · · · · · · · · · · · · ·		
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listed parkland by allowing its destruction with an enabling development to fund the rebuilding of Great Barr Hall. The destruction of the parkland will have been amended to reflect this. (MMSAD30)  The policy refers to the need to justify the likely impact											FN7 fails to give equal or more value to the historical		_
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Great Barr Hall. The destruction of the parkland will  The policy refers to the need to justify the likely impact													The second control of
result in huge historical and environmental loss to of any development against the benefits; including the													
		<u> </u>			<u></u>	<u> </u>	<u> </u>				 result in huge historical and environmental loss to		of any development against the benefits; including the

2520	Taulan		71.6	FAIT		the local area.  EN7 also fails to identify and protect the green belts prime agricultural land.	impact on the Green Belt. The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  There is no indication from current agricultural land classification mapping that the farmland is prime quality.
3520	Taylor	7. Environm ental Network	7I. Great Barr Hall and Estate	EN7		EN7 fails to give equal or more value to the historical listed parkland by allowing its destruction with an enabling development to fund the rebuilding of Great Barr Hall. The destruction of the parkland will result in huge historical and environmental loss to the local area.  EN7 also fails to identify and protect the green belts prime agricultural land.  These plans will have a detrimental effect on the extensive wildlife to be found on the registered parkland. Including protected species categorised under the SLINC and SSSI.  Building on green belt with set a precedent for other areas of green belt across the borough.	No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  There is no indication from current agricultural land classification mapping that the farmland is prime quality.  There are no SSSIs within the area covered by SAD Policy EN7. The SINCs, SLINCs and Ancient Woodland in the estate are identified on the policies map and covered by SAD Policies EN1, EN2 and BCCS Policies as well as clauses within EN7.
3521	Turner	7. Environm ental Network	7l. Great Barr Hall and Estate	EN7	Strongly agree with recommendation to limit access to the estate from Chapel Lane as it gets very busy and traffic ignores the 20 mph speed limit.	Disappointed not to have been informed about this document EN7.  Policy has changed from the previous development plan as it will allow inappropriate development in the Green belt that the other version of policy did not.  The maintenance of the Listed Parkland on the estate must be of prime importance, the focus should be on maintaining & developing historic parkland preferably for the benefit of the local community & other visitors rather than enabling development that will destroy the park land.	No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  Unlike individual planning applications that relate to a single site, the SAD is about potential development all across the borough and it is not practical or possible to directly notify all those parties who may wish to submit representations about particular sites.  The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication

3522 Le	ewis 7. Envir ental Netw	EN7	Disappointed not to have been informed about this document EN7.  Proposal appears to pave way for approval of current planning application.  Chapel Lane is extremely busy and not designed for the volume of traffic using it.	draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)
			EN7 fails to give equal or more value to the historical listed parkland by allowing its destruction with an enabling development to fund the rebuilding of Great Barr Hall. The destruction of the parkland will result in huge historical and environmental loss to the local area.  EN7 also fails to identify and protect the green belts prime agricultural land.	Unlike individual planning applications that relate to a single site, the SAD is about potential development all across the borough and it is not practical or possible to directly notify all those parties who may wish to submit representations about particular sites.  The current planning application will be assessed in accordance with the policies in the development plan that are in effect at the time of its determination. However, the existing UDP policy already refers to the English Heritage (now Historic England) guidance on enabling development. Both the proposed policy and the Historic England guidance state that new development will be justified only where the likely impact is outweighed by the benefits.
				The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  Reference in proposed policy to vehicle access arrangements is identical to the existing UDP policy
				There is no indication from current agricultural land classification mapping that the land is prime quality.

3523	Turnor	7.	7l. Great	EN7	Agree with recommendation in EN7 that	Not notified of SAD preparation despite being	No change proposed in response to this representation.
3523	Turner			EN7			
		Environm	Barr Hall		vehicular access from Chapel Lane will be	consultee for planning application.	However changes to the policy are proposed for other
		ental	and Estate		minimised.		reasons. Since the Council's responses were endorsed by
		Network				EN7 is significantly different to UDP ENV8 and will	Cabinet, Great Barr Hall and Chapel has been subject to
						allow inappropriate development to take place and	a Listing Review which has downgraded it to a Grade II
						pave way for further development in the Green Belt.	Listed Building. The proposed modifications to the Policy
							have been amended to reflect this. (MMSAD30)
						UDP Policy ENV8 makes no mention of enabling	
						development. EN7 now focuses predominantly on	Unlike individual planning applications that relate to a
						enabling development.	single site, the SAD is about potential development all
							across the borough and it is not practical or possible to
						Enormous cost of restoration of Great Barr Hall	directly notify all those parties who may wish to submit
						would need enormous amount of enabling	representations about particular sites.
						development that would destroy the parkland. Latter	
						is of much greater importance than Hall.	The policy wording has to take account of the fact that
							Great Barr Hall remains a Listed Building albeit
						The maintenance of the Listed Parkland on the	downgraded to Grade II partly due to its current poor
						estate must be of prime importance, the focus	condition. As the Parkland is also Grade II, it is now of
						should be on maintaining & developing historic	the same status as than the Hall, however publication
						parkland preferably for the benefit of the local	draft policy EN7(b) in fact refers to maintaining and
						community rather than enabling development that	protecting both the Hall and the Parkland. It should be
						will destroy the park land.	noted that the parkland is also on the heritage at risk
						will destroy the park land.	·
						The mostly office of the Hell was entirely demanded	register due to the lack of a suitable management
						The aesthetics of the Hall are entirely dependent	regime and vulnerability to change: many of the features
						upon the Listed Parkland as has already been	of the parkland have been lost. The proposed
						acknowledged by the Council and the Planning	modifications to the policy include rewriting it so that it
						Inspectorate both of whom have recognised the need	addresses the issues facing the estate more clearly.
						for an holistic approach to finding a solution.	
							Paragraph (g) of the existing UDP Policy ENV8 in fact
						Current review of listing by Historic England is not	does refer to enabling development.
						mentioned.	
							The Historic England review was not announced until
						Prime agricultural land/ electricity pylons and water	after the Publication Draft SAD was prepared. However,
						main should be given consideration.	this has now been completed and has been used to
							inform the proposed modifications that have been made
							to Policy EN7 for the next phase of consultation on the
							SAD Draft Plan. However, until the outcome of this
							review is known, the policy and any decisions on
							individual planning applications have to be determined
							on the basis of the current status of the building.
							The power lines and water main (although the precise
							location of the latter is unclear) are recognised as
							constraints that may affect where within the site any
							enabling location might be located, but are just two of
							the factors that would have to be addressed in any
							development. There is no indication from current
							agricultural land classification mapping that the land is
							prime quality.
							prime quality.
							The Secretary of State decision only related to the part
							of the site owned by Bovis, that is the former St
							Margaret's Hospital, which is most appropriately
							accessed from Queslett Road. The proposed policy is
							intended to apply to any further development that may
							occur elsewhere within the wider area it covers.
							However, the wording in relation to access
							arrangements is identical to that in the UDP policy.

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3524			Tucker	7.	7l. Great	EN7			EN7 fails to give equal or more value to the historical	No change proposed in response to this representation.
				Environm	Barr Hall				listed parkland by allowing its destruction with an	However changes to the policy are proposed for other
				ental	and Estate				enabling development to fund the rebuilding of	reasons. Since the Council's responses were endorsed b
				Network					Great Barr Hall. The destruction of the parkland will	Cabinet, Great Barr Hall and Chapel has been subject to
									result in huge historical and environmental loss to	a Listing Review which has downgraded it to a Grade II
									the local area.	Listed Building. The proposed modifications to the Police
									Prime agricultural land should be given	have been amended to reflect this. (MMSAD30)
									consideration.	The policy wording has to take account of the fact that
										Great Barr Hall remains a Listed Building albeit
										downgraded to Grade II partly due to its current poor
										condition. As the Parkland is also Grade II, it is now of
										the same status as than the Hall, however publication
										draft policy EN7(b) in fact refers to maintaining and
										protecting both the Hall and the Parkland. It should be
										noted that the parkland is also on the heritage at risk
										register due to the lack of a suitable management
										regime and vulnerability to change: many of the feature
										of the parkland have been lost. The proposed
										modifications to the policy include rewriting it so that it
										addresses the issues facing the estate more clearly.
										There is no indication from current agricultural land
										classification mapping that the farmland is prime quality
3525			Young	7.	7l. Great	EN7		Agree with recommendation in EN7 that	Not notified of SAD preparation despite being	No change proposed in response to this representation.
				Environm	Barr Hall			vehicular access from Chapel Lane will be	consultee for planning application.	However changes to the policy are proposed for other
				ental	and Estate			minimised.		reasons. Since the Council's responses were endorsed b
				Network					EN7 is significantly different to UDP ENV8 and will	Cabinet, Great Barr Hall and Chapel has been subject to
									allow inappropriate development to take place and	a Listing Review which has downgraded it to a Grade II
									pave way for further development in the Green Belt.	Listed Building. The proposed modifications to the Police
										have been amended to reflect this. (MMSAD30)
									UDP Policy ENV8 makes no mention of enabling	
									development. EN7 now focuses predominantly on	Unlike individual planning applications that relate to a
									enabling development.	single site, the SAD is about potential development all
										across the borough and it is not practical or possible to
									Great Barr Hall has nothing remaining of any	directly notify all those parties who may wish to submit
									historical value. Enormous cost of restoration would	representations about particular sites.
									need enormous amount of enabling development	
									that would destroy the parkland. Latter is of much	The policy wording has to take account of the fact that
									greater importance than Hall.	Great Barr Hall remains a Listed Building albeit
										downgraded to Grade II partly due to its current poor
									EN7 must reflect previous decisions by Walsall	condition. As the Parkland is also Grade II, it is now of
									Council and Planning Inspectorate that an holistic	the same status as than the Hall, however publication
									approach is necessary in considering the future of	draft policy EN7(b) in fact refers to maintaining and
									this sensitive site.	protecting both the Hall and the Parkland. It should be
										noted that the parkland is also on the heritage at risk
									Current review of listing by Historic England is not	register due to the lack of a suitable management
									mentioned.	regime and vulnerability to change: many of the feature
									Drive a conicultural local/alastricitural local conta	of the parkland have been lost. The proposed
									Prime agricultural land/ electricity pylons and water main should be given consideration.	modifications to the policy include rewriting it so that it
									main should be given consideration.	addresses the issues facing the estate more clearly.
										Paragraph (g) of the existing UDP Policy ENV8 in fact
										does refer to enabling development.
										The Historic England review was not announced until
										after the Publication Draft SAD was prepared. However,
										this has now been completed and has been used to
										inform the proposed modifications that have been made
										to Policy EN7 for the next phase of consultation on the SAD Draft Plan.
										The power lines and water main (although the precise
										location of the latter is unclear) are recognised as
ĺ										constraints that may affect where within the site any
		•					i			
										enabling location might be located, but are just two of the factors that would have to be addressed in any

							development. There is no indication from current agricultural land classification mapping that the land is prime quality.  The Secretary of State decision only related to the part of the site owned by Bovis, that is the former St Margaret's Hospital, which is most appropriately accessed from Queslett Road. The proposed policy is intended to apply to any further development that may occur elsewhere within the wider area it covers. However, the wording in relation to access arrangements is identical to that in the UDP policy.
3526	Young	7. Environm ental Network	7I. Great Barr Hall and Estate	EN7	Agree with recommendation in EN7 that vehicular access from Chapel Lane will be minimised.	Consultee for Great Barr Hall Planning Application but doesn't understand why not consulted on the SAD Policy.  EN7 is significantly different to UDP ENV8 and will allow inappropriate development to take place and pave way for further development in the Green Belt.  UDP Policy ENV8 makes no mention of enabling development. EN7 now focuses predominantly on enabling development.  Great Barr Hall has nothing remaining of any historical value. Enormous cost of restoration would need enormous amount of enabling development that would destroy the parkland. Latter is of much greater importance than Hall.  EN7 must reflect previous decisions by Walsall Council and Planning Inspectorate that an holistic approach is necessary in considering the future of this sensitive site.  Current review of listing by Historic England is not mentioned.  Prime agricultural land/ electricity pylons and water main should be given consideration.	No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  Unlike individual planning applications that relate to a single site, the SAD is about potential development all across the borough and it is not practical or possible to directly notify all those parties who may wish to submit representations about particular sites.  The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy ENY(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  Paragraph (g) of UDP Policy ENV8 in fact does refer to enabling development.  The Historic England review was not announced until after the Publication Draft SAD was prepared. However, this has now been completed and has been used to inform the proposed modifications that have been made to Policy EN7 for the next phase of consultation on the SAD Draft Plan.  The Secretary of State decision only related to the part of the site owned by Bovis, that is the former St Margaret's Hospital, which is most appropriately accessed from Queslett Road. The proposed policy is intended to apply to any further development that may occur elsewhere within the wider area it covers. However, the wording in

3527	·	Kilcullen	7.	7l. Great EN7	Agree with recommendation in EN7 that	Consultee for Great Barr Hall Planning Application	No change proposed in response to this representation.
3327	1		7. Environm	Barr Hall	vehicular access from Chapel Lane will be		
	!				•	but doesn't understand why not consulted on the	However changes to the policy are proposed for other
			ental	and Estate	minimised.	SAD Policy.	reasons. Since the Council's responses were endorsed by
			Network				Cabinet, Great Barr Hall and Chapel has been subject to
	!					EN7 is significantly different to UDP ENV8 and will	a Listing Review which has downgraded it to a Grade II
						allow inappropriate development to take place and	Listed Building. The proposed modifications to the Policy
	1					pave way for further development in the Green Belt.	have been amended to reflect this. (MMSAD30)
	1					UDP Policy ENV8 makes no mention of enabling	Unlike individual planning applications that relate to a
						development. EN7 now focuses predominantly on	single site, the SAD is about potential development all
	!					enabling development.	across the borough and it is not practical or possible to
						,	directly notify all those parties who may wish to submit
						Great Barr Hall has nothing remaining of any	representations about particular sites.
						historical value. Enormous cost of restoration would	l
							The policy wording has to take account of the fact that
						need enormous amount of enabling development	The policy wording has to take account of the fact that
						that would destroy the parkland. Latter is of much	Great Barr Hall remains a Listed Building albeit
						greater importance than Hall.	downgraded to Grade II partly due to its current poor
							condition. As the Parkland is also Grade II, it is now of
						EN7 must reflect previous decisions by Walsall	the same status as than the Hall, however publication
						Council and Planning Inspectorate that an holistic	draft policy EN7(b) in fact refers to maintaining and
						approach is necessary in considering the future of	protecting both the Hall and the Parkland. It should be
	!					this sensitive site.	noted that the parkland is also on the heritage at risk
	!						register due to the lack of a suitable management
						Current review of listing by Historic England is not	regime and vulnerability to change: many of the features
						mentioned.	of the parkland have been lost. The proposed
							modifications to the policy include rewriting it so that it
						Prime agricultural land/ electricity pylons and water	addresses the issues facing the estate more clearly.
						main should be given consideration.	l
	!					main should be given consideration.	Dayagyanh (g) of LIDD Daligy ENIVS in fact door refer to
							Paragraph (g) of UDP Policy ENV8 in fact does refer to
							enabling development.
	!						The Historia Farland review was not approved until
							The Historic England review was not announced until
							after the Publication Draft SAD was prepared. However,
	!						this has now been completed and has been used to
							inform the proposed modifications that have been made
							to Policy EN7 for the next phase of consultation on the
	1						SAD Draft Plan.
							The Secretary of State decision only related to the part
	,						of the site owned by Bovis, that is the former St
							Margaret's Hospital, which is most appropriately
							accessed from Queslett Road. The proposed policy is
							intended to apply to any further development that may
							occur elsewhere within the wider area it covers.
							However, the wording in relation to access
							arrangements is identical to that in the UDP policy.
							The power lines and water main (although the precise
							location of the latter is unclear) are recognised as
							constraints that may affect where within the site any
							enabling location might be located, but are just two of
							the factors that would have to be addressed in any
							development.

2520		_	- ·	I		Tar to the same to
3528		7.	7l. Great	EN7	Previously made objections to the planning	No change proposed in response to this representation.
		Environm	Barr Hall		application involving Great Barr Hall as mentioned in	However changes to the policy are proposed for other
		ental	and Estate		EN7	reasons. Since the Council's responses were endorsed by
		Network				Cabinet, Great Barr Hall and Chapel has been subject to
					EN7 is significantly different to UDP ENV8 and will	a Listing Review which has downgraded it to a Grade II
					allow inappropriate development to take place and	Listed Building. The proposed modifications to the Policy
					pave way for further development in the Green Belt.	have been amended to reflect this. (MMSAD30)
					UDP Policy ENV8 makes no mention of enabling	Unlike individual planning applications that relate to a
					development. EN7 now focuses predominantly on	single site, the SAD is about potential development all
					enabling development.	across the borough and it is not practical or possible to
						directly notify all those parties who may wish to submit
					Great Barr Hall has nothing remaining of any	representations about particular sites.
					historical value. Enormous cost of restoration would	·
					need enormous amount of enabling development	The policy wording has to take account of the fact that
					that would destroy the parkland. Latter is of much	Great Barr Hall remains a Listed Building albeit
					greater importance than Hall.	downgraded to Grade II partly due to its current poor
					8. ************************************	condition. As the Parkland is also Grade II, it is now of
					Current review of listing by Historic England is not	the same status as than the Hall, however publication
					mentioned.	draft policy EN7(b) in fact refers to maintaining and
					mendoned.	protecting both the Hall and the Parkland. It should be
					Prime agricultural land should be given	noted that the parkland is also on the heritage at risk
					consideration.	register due to the lack of a suitable management
					consideration.	0
					Treffic on Charal Land would inspect on the	regime and vulnerability to change: many of the features
					Traffic on Chapel Lane would impact on the	of the parkland have been lost. The proposed
					surrounding areas.	modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.
						addresses the issues facing the estate more clearly.
						Paragraph (g) of the existing UDP Policy ENV8 in fact
						does refer to enabling development.
						The Historic England review was not announced until
						after the Publication Draft SAD was prepared. However,
						this has now been completed and has been used to
						inform the proposed modifications that have been made
						to Policy EN7 for the next phase of consultation on the
						SAD Draft Plan.
						There is no indication from surrent agricultural land
						There is no indication from current agricultural land
						classification mapping that the land is prime quality.
						The proposed policy repeats the wording of the current
						UDP policy to refer to minimising any access from
						Chapel Lane.
3529	Bache :	7.	7l. Great	EN7	Green belt should be kept as a green lung for the	No change proposed in response to this representation.
		Environm	Barr Hall		planet - especially because of proximity to	However changes to the policy are proposed for other
		ental	and Estate		motorway.	reasons. Since the Council's responses were endorsed by
		Network				Cabinet, Great Barr Hall and Chapel has been subject to
					Great Barr Hall has nothing remaining of any	a Listing Review which has downgraded it to a Grade II
					historical value. Enormous cost of restoration would	Listed Building. The proposed modifications to the Policy
					need enormous amount of enabling development	have been amended to reflect this. (MMSAD30)
					that would destroy the parkland. Latter is of much	(
					greater importance than Hall including habitats and	The policy wording has to take account of the fact that
					endangered species that would be destroyed by	Great Barr Hall remains a Listed Building albeit
					development.	downgraded to Grade II partly due to its current poor
					uevelopment.	
					Current review of listing by Historic Fanland in ant	condition. As the Parkland is also Grade II, it is now of
					Current review of listing by Historic England is not	the same status as than the Hall, however publication
					mentioned.	draft policy EN7(b) in fact refers to maintaining and
					Defendance to the collection of the collection o	protecting both the Hall and the Parkland. It should be
					Prime agricultural land/ electricity pylons and water	noted that the parkland is also on the heritage at risk
					main should be given consideration.	register due to the lack of a suitable management
						regime and vulnerability to change: many of the features
						of the parkland have been lost. The proposed
						modifications to the policy include rewriting it so that it
						addresses the issues facing the estate more clearly.
						There is no indication from current agricultural land
						classification mapping that the farmland is prime quality.
			I	ĺ		ciassification mapping that the farmalia is prime quality.

			The pylons and water main (the exact position of the latter is unclear) are only two of a number of constraints that would restrict the areas of the site that could be developable.
3532 St Margaret's Church, Great Barr Clark and Aubrook	7. Environm ental Network Barr Hall and Estate Network Environmental and Estate Network Environmental and Estate	Consultee for Great Barr Hall Planning Application but doesn't understand why not consulted on the SAD Policy.  St Margaret's Church shares linked history with Great Barr Hall through the Scott family and as part of the designed landscape and vistas of the park.  Development in the park will destroy these links and those with Merrion's wood and wider area.  Concerned there is a danger that enabling development will allways be insufficient to cover the costs of restoring the Hall.  Prime agricultural land/ electricity pylons and water main should be given consideration.	Changes proposed. Additionally further changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  References to the need to protect key linkages and view that provide part of the relationship between the Hall, its parkland and the wider area have been added to the policy.  Unlike individual planning applications that relate to a single site, the SAD is about potential development all across the borough and it is not practical or possible to directly notify all those particular sites.  The current planning application will be assessed in accordance with the policies in the development plan that are in effect at the time of its determination. However, the existing UDP policy already refers to the English Heritage (now Historic England) guidance on enabling development. Both the proposed policy and the Historic England guidance state that new development will be justified only where the likely impact is outweighed by the benefits.  The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  There is no indication from current agricultural land classification mapping that the farmland is prine quality. The pylons and water main (the

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3534	Allen	7. Environm ental Network  7. Environm ental Network	71. Great Barr Hall and Estate  71. Great Barr Hall and Estate  71. Great Barr Hall and Estate	EN7 fails to give equal or more value to the historical listed parkland by allowing its destruction with an enabling development to fund the rebuilding of Great Barr Hall. The destruction of the parkland will result in huge historical and environmental loss to the local area. Great Barr Hall will never be rebuilt as there is not enough money  Green belt should be protected from development and prime agricultural land should be given consideration.  Concerned about the increase of traffic in the area especially on Chapel Lane and Coronation Road.  EN7 is significantly different to UDP ENV8 and will allow inappropriate development in the Green Belt.  UDP Policy ENV8 makes no mention of enabling development. EN7 now focuses predominantly on enabling development.  Great Barr Hall has nothing remaining of any historical value. Enormous cost of restoration would need enormous amount of enabling development that would destroy the parkland. Latter is of much greater importance than Hall.  Electricity pylons and water main should be given consideration.	No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy ENT(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  There is no indication from current agricultural land classification mapping that the farmland is prime quality.  Reference in proposed policy to vehicle access arrangements is identical to the existing UDP policy  No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  Unlike individual planning applications that relate to a single site, the SAD is about potential development all across the borough and it is not practical or possible to directly notify all those parties who may wish to submit representations about particular sites.  The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building alb
				Electricity pylons and water main should be given	condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be

3537	Boughton	7.	7l. Great	EN7			EN7 fails to give equal or more value to the historical	No change proposed in response to this representation.
		Environm	Barr Hall				listed parkland by allowing its destruction with an	However changes to the policy are proposed for other
		ental	and Estate				enabling development to fund the rebuilding of	reasons. (MMSAD30)
		Network					Great Barr Hall. The destruction of the parkland will	
							result in a massive environmental and historical loss	The proposed policy refers to the need to balance
							to the local area.	benefits against the likely impact of any development.
							Brownfield land should be used to build houses on	
							not green belt land which is cherished and valued by	
							the local people	
3530	Add to be a constant	-	71.0	ENIZ.			ENT College in a series of the bistories	No de la constantina
3538	Whitehous	7.	7l. Great	EN7			EN7 fails to give equal or more value to the historical	No change proposed in response to this representation.
	е	Environm	Barr Hall				listed parkland by allowing its destruction with an	However changes to the policy are proposed for other
		ental	and Estate				enabling development to fund the rebuilding of	reasons. Since the Council's responses were endorsed by
		Network					Great Barr Hall. The destruction of the parkland will	Cabinet, Great Barr Hall and Chapel has been subject to
							result in huge historical and environmental loss to	a Listing Review which has downgraded it to a Grade II
							the local area.	Listed Building. The proposed modifications to the Policy
								have been amended to reflect this. (MMSAD30)
							Prime agricultural land/ electricity pylons and water	
							main should be given consideration.	The policy refers to the need to justify the likely impact
								of any development against the benefits; including the
								impact on the Green Belt. The policy wording has to take
								account of the fact that Great Barr Hall remains a Listed
								Building albeit downgraded to Grade II partly due to its
								current poor condition. As the Parkland is also Grade II,
								it is now of the same status as than the Hall, however
								publication draft policy EN7(b) in fact refers to
								maintaining and protecting both the Hall and the
								Parkland. It should be noted that the parkland is also on
								the heritage at risk register due to the lack of a suitable
								management regime and vulnerability to change: many
								of the features of the parkland have been lost. The
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								proposed modifications to the policy include rewriting it
								so that it addresses the issues facing the estate more clearly.
								clearly.
								There is no indication from a consent and outstand
								There is no indication from current agricultural land
								classification mapping that the farmland is prime quality.
								The pylons and water main (the exact position of the
								latter is unclear) are only two of a number of constraints
								that would restrict the areas of the site that could be
								developable.
3541	Mukoon	7.	7l. Great	EN7			Consultee for Great Barr Hall Planning Application	No change proposed in response to this representation.
		Environm	Barr Hall				but doesn't understand why not consulted on the	However changes to the policy are proposed for other
		ental	and Estate				SAD Policy.	reasons. Since the Council's responses were endorsed by
		Network						Cabinet, Great Barr Hall and Chapel has been subject to
							Great Barr Hall has nothing remaining of any	a Listing Review which has downgraded it to a Grade II
							historical value. Enormous cost of restoration would	Listed Building. The proposed modifications to the Policy
							need enormous amount of enabling development	have been amended to reflect this. (MMSAD30)
							that would destroy the parkland and views across	Seen amenaca to reflect this. (MINISADSO)
							that would destroy the parkiand and views across the area. Latter is of much greater importance than	Unlike individual planning applications that relate to a
							Hall.	single site, the SAD is about potential development all
							Tiail.	1 -
							Concerned that development was lifted by the	across the borough and it is not practical or possible to
							Concerned that development would be high end	directly notify all those parties who may wish to submit
							properties rather than affordable housing and gated	representations about particular sites.
							developments in the area would lead to an increase	
							in crime.	The policy wording has to take account of the fact that
								Great Barr Hall remains a Listed Building albeit
							Prime agricultural land should be given	downgraded to Grade II partly due to its current poor
							consideration.	condition. As the Parkland is also Grade II, it is now of
								the same status as than the Hall, however publication
							Concerned about the increase of traffic in the area	draft policy EN7(b) in fact refers to maintaining and
							especially on Chapel Lane and Coronation Road.	protecting both the Hall and the Parkland. It should be
								noted that the parkland is also on the heritage at risk
								register due to the lack of a suitable management
								regime and vulnerability to change: many of the features
								of the parkland have been lost. The proposed
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										modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.
										dual cases the issues facing the estate more clearly.
										Paragraph (g) of UDP Policy ENV8 in fact does refer to
										enabling development.
										There is no indication from current agricultural land
										classification mapping that the land is prime quality.
										Reference in proposed policy to vehicle access
										arrangements is identical to the existing UDP policy
3543		White	7.	7l. Great	EN7			Not notified of SAD preparation despite being		No change proposed in response to this representation.
3343		vviiite	Environm	Barr Hall	EIN7			consultee for planning application.		However changes to the policy are proposed for other
			ental	and Estate				and the same of th		reasons. Since the Council's responses were endorsed by
			Network					EN7 is significantly different to UDP ENV8 and will		Cabinet, Great Barr Hall and Chapel has been subject to
								allow inappropriate development to take place and		a Listing Review which has downgraded it to a Grade II
								pave way for further development in the Green Belt.		Listed Building. The proposed modifications to the Policy
								UDP Policy ENV8 makes no mention of enabling		have been amended to reflect this. (MMSAD30)
								development. EN7 now focuses predominantly on		Unlike individual planning applications that relate to a
								enabling development.		single site, the SAD is about potential development all
										across the borough and it is not practical or possible to
								Great Barr Hall has nothing remaining of any		directly notify all those parties who may wish to submit
								historical value. Enormous cost of restoration would need enormous amount of enabling development		representations about particular sites.
								that would destroy the parkland. Latter is of much		The policy refers to the need to justify the likely impact
								greater importance than Hall.		of any development against the benefits; including the
										impact on the Green Belt. The policy wording has to take
								EN7 must reflect previous decisions by Walsall		account of the fact that Great Barr Hall remains a Listed
								Council and Planning Inspectorate that an holistic approach is necessary in considering the future of		Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II,
								this sensitive site.		it is now of the same status as than the Hall, however
										publication draft policy EN7(b) in fact refers to
								Current review of listing by Historic England is not		maintaining and protecting both the Hall and the
								mentioned.		Parkland. It should be noted that the parkland is also on
								Prime agricultural land/ electricity pylons and water		the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many
								main should be given consideration.		of the features of the parkland have been lost. The
								_		proposed modifications to the policy include rewriting it
										so that it addresses the issues facing the estate more
										clearly.
										Paragraph (g) of the existing UDP Policy ENV8 in fact
										does refer to enabling development.
										The Historic England review was not announced until
										after the Publication Draft SAD was prepared. However,
										this has now been completed and has been used to inform the proposed modifications that have been made
										to Policy EN7 for the next phase of consultation on the
										SAD Draft Plan.
										The power lines and water main (although the precise
										location of the latter is unclear) are recognised as constraints that may affect where within the site any
										enabling location might be located, but are just two of
										the factors that would have to be addressed in any
										development. There is no indication from current
										agricultural land classification mapping that the land is
										prime quality.
										The Secretary of State decision only related to the part
										of the site owned by Bovis, that is the former St
										Margaret's Hospital, which is most appropriately
										accessed from Queslett Road. The proposed policy is
										intended to apply to any further development that may occur elsewhere within the wider area it covers.
	1	1			1	L	l	1	l	Social elsewhere within the wider area it tovers.

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						However, the wording in relation to access
						arrangements is identical to that in the UDP policy.
2544	Foolast	7	71 C	EN7	Net westfield of CAD assessment as described to Council	No change ground in group of the left of t
3544	Eccleston	7.	7l. Great	EN7	Not notified of SAD preparation despite the Council	No change proposed in response to this representation.
		Environm	Barr Hall and Estate		having said it was consulting with residents.	However changes to the policy are proposed for other
		ental Network	and Estate		EN7 is significantly different to UDP ENV8 and will	reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to
		Network			allow inappropriate development to take place and	a Listing Review which has downgraded it to a Grade II
					pave way for further development in the Green Belt.	Listed Building. The proposed modifications to the Policy
					pave way for further development in the Green Bert.	have been amended to reflect this. (MMSAD30)
					UDP Policy ENV8 makes no mention of enabling	have been amended to reflect this. (WWSADSO)
					development. EN7 now focuses predominantly on	Unlike individual planning applications that relate to a
					enabling development.	single site, the SAD is about potential development all
						across the borough and it is not practical or possible to
					Great Barr Hall has nothing remaining of any	directly notify all those parties who may wish to submit
					historical value. Enormous cost of restoration would	representations about particular sites.
					need enormous amount of enabling development	
					that would destroy the parkland. Latter is of much	The policy refers to the need to justify the likely impact
					greater importance than Hall. Local community will	of any development against the benefits; including the
					receive no benefit from development of the	impact on the Green Belt. The policy wording has to take
					parkland.	account of the fact that Great Barr Hall remains a Listed
						Building albeit downgraded to Grade II partly due to its
						current poor condition. As the Parkland is also Grade II,
						it is now of the same status as than the Hall, however
						publication draft policy EN7(b) in fact refers to
						maintaining and protecting both the Hall and the
						Parkland. It should be noted that the parkland is also on
						the heritage at risk register due to the lack of a suitable
						management regime and vulnerability to change: many
						of the features of the parkland have been lost. The
						proposed modifications to the policy include rewriting it
						so that it addresses the issues facing the estate more
						clearly.
3545	Eccleston	7.	7l. Great	EN7	Not notified of SAD preparation despite being	No change proposed in response to this representation.
		F	Dorr Hall		and the fourth of the time to the time.	
		Environm	Barr Hall		consultee for planning application.	However changes to the policy are proposed for other
		ental	and Estate			reasons. Since the Council's responses were endorsed by
					EN7 is significantly different to UDP ENV8 and will	reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to
		ental			EN7 is significantly different to UDP ENV8 and will allow inappropriate development to take place and	reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II
		ental			EN7 is significantly different to UDP ENV8 and will	reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy
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							The Historic England review was not announced until after the Publication Draft SAD was prepared. However, this has now been completed and has been used to inform the proposed modifications that have been made to Policy EN7 for the next phase of consultation on the SAD Draft Plan.  The Secretary of State decision only related to the part of the site owned by Bovis, that is the former St Margaret's Hospital, which is most appropriately accessed from Queslett Road. The proposed policy is intended to apply to any further development that may occur elsewhere within the wider area it covers. However, the wording in relation to access arrangements is identical to that in the UDP policy.
3546	Mead	7. Environm ental Network	7I. Great Barr Hall and Estate	EN7		Resident of Great Barr area objects to building on the green belt and is concerned the destruction of the parkland will result in huge environmental loss to the area.	No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  The policy refers to the need to justify the likely impact of any development against the benefits; including the impact on the Green Belt. The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.
3547	Winters	7. Environm ental Network	7I. Great Barr Hall and Estate	EN7		EN7 is significantly different to UDP ENV8 and will allow inappropriate development to take place and pave way for further development in the Green Belt which should be protected.  UDP Policy ENV8 makes no mention of enabling development. EN7 now focuses predominantly on enabling development.  Great Barr Hall has nothing remaining of any historical value. Enormous cost of restoration would need enormous amount of enabling development that would destroy the parkland. Latter is of much greater importance than Hall and provides more value to the communities of Walsall and Sandwell.  Concerned about the increase of traffic in the area that development would cause.	No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  The policy refers to the need to justify the likely impact of any development against the benefits; including the impact on the Green Belt. The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  Paragraph (g) of the existing UDP Policy ENV8 in fact does refer to enabling development.

								Reference in proposed policy to vehicle access arrangements is identical to the existing UDP policy
3548	Me	riends of terrions /ood	Winters	7. Environm ental Network	71. Great Barr Hall and Estate		Not notified of SAD preparation despite being consultee for planning application.  EN7 is significantly different to UDP ENV8 and will allow inappropriate development to take place and pave way for further development in the Green Belt. UDP Policy ENV8 makes no mention of enabling development. EN7 now focuses predominantly on enabling development will destroy longstanding views between main Parkland and the Avenue at Merrions Wood as well as habitats for wildlife within and near to the park.  Registered Parkland is important to local community and as part of the Green Belt.	Changes proposed. Additionally further changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  References to the need to protect key linkages and views that provide part of the relationship between the Hall, its parkland and the wider area have been added to the policy.  Paragraph (g) of UDP Policy ENV8 in fact does refer to enabling development.  The policy refers to the need to justify the likely impact of any development against the benefits; including the impact on the Green Belt. The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  The need to protect sites of nature conservation and environmental interest is included in the Publication Consultation draft of EN7 in several places under: b)iv; d), e)ii; f)ii and g).
3549			Withers	7. Environm ental Network	7I. Great Barr Hall and Estate		EN7 is significantly different to UDP ENV8 and will allow inappropriate development to take place and pave way for further development in the Green Belt.  UDP Policy ENV8 makes no mention of enabling development. EN7 now focuses predominantly on enabling development.  Great Barr Hall has nothing remaining of any historical value. Enormous cost of restoration would need enormous amount of enabling development that would destroy the parkland. Latter is of much greater importance than Hall. Registered Parkland is important to local communities of Walsall and Sandwell.  Concerned about the increase of traffic in the area that development would cause.	No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  Paragraph (g) of the existing UDP Policy ENV8 in fact does refer to enabling development.  Reference in proposed policy to vehicle access

							arrangements is identical to the existing UDP policy
3550	Smith	7. Environm ental Network	7l. Great Barr Hall and Estate	EN7		EN7 is significantly different to UDP ENV8 and will allow inappropriate development to take place and pave way for further development in the Green Belt.  UDP Policy ENV8 makes no mention of enabling development. EN7 now focuses predominantly on enabling development.	No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)
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3551	Smith	7. Environm ental Network	7l. Great Barr Hall and Estate	EN7		EN7 is significantly different to UDP ENV8 and will allow inappropriate development to take place and pave way for further development in the Green Belt.  UDP Policy ENV8 makes no mention of enabling development. EN7 now focuses predominantly on enabling development.  Great Barr Hall has nothing remaining of any historical value. Enormous cost of restoration would need enormous amount of enabling development that would destroy the parkland. Latter is of much greater importance than Hall. Registered Parkland is important to local communities of Walsall and Sandwell.  Concerned about the increase of traffic in the area that development would cause.	No change proposed in response to this representation. However changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)  The policy refers to the need to justify the likely impact of any development against the benefits; including the impact on the Green Belt. The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  Paragraph (g) of the existing UDP Policy ENV8 in fact does refer to enabling development.  Reference in proposed policy to vehicle access arrangements is identical to the existing UDP policy

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proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more clearly.  Paragraph (g) of the existing UDP Policy ENV8 in fact								management regime and vulnerability to change: many
so that it addresses the issues facing the estate more clearly.  Paragraph (g) of the existing UDP Policy ENV8 in fact								of the features of the parkland have been lost. The
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does refer to enabling development.		1						
		1						does refer to enabling development.
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3554	Cockitt 7.	7l. Great	EN7	Agree with recommendation in EN7 that	Not notified of SAD preparation despite being		No change proposed in response to this representation.
		ironm Barr Hall		vehicular access from Chapel Lane will be	consultee for planning application.		However changes to the policy are proposed for other
	ent			minimised.	consuited for planning application.		reasons. Since the Council's responses were endorsed by
		work		minimiseu.	EN7 is significantly different to UDP ENV8 and will		Cabinet, Great Barr Hall and Chapel has been subject to
	l live	WOIK					
					allow inappropriate development to take place and		a Listing Review which has downgraded it to a Grade II
					pave way for further development in the Green Belt.		Listed Building. The proposed modifications to the Policy
					1122 2 1: 511/6 1 1: 6 1 1:		have been amended to reflect this. (MMSAD30)
					UDP Policy ENV8 makes no mention of enabling		
					development. EN7 now focuses predominantly on		Unlike individual planning applications that relate to a
					enabling development.		single site, the SAD is about potential development all
							across the borough and it is not practical or possible to
					Great Barr Hall has nothing remaining of any		directly notify all those parties who may wish to submit
					historical value. Enormous cost of restoration would		representations about particular sites.
					need enormous amount of enabling development		
					that would destroy the parkland. Latter is of much		The policy refers to the need to justify the likely impact
					greater importance than Hall and development		of any development against the benefits; including the
					would destroy the parklands flora and fauna.		impact on the Green Belt. The policy wording has to take
					Registered Parkland is important to local		account of the fact that Great Barr Hall remains a Listed
					communities of Walsall and Sandwell.		Building albeit downgraded to Grade II partly due to its
							current poor condition. As the Parkland is also Grade II,
					EN7 must reflect previous decisions by Walsall		it is now of the same status as than the Hall, however
					Council and Planning Inspectorate that an holistic		publication draft policy EN7(b) in fact refers to
					approach is necessary in considering the future of		maintaining and protecting both the Hall and the
					this sensitive site.		Parkland. It should be noted that the parkland is also on
							the heritage at risk register due to the lack of a suitable
					Current review of listing by Historic England is not		management regime and vulnerability to change: many
					mentioned.		of the features of the parkland have been lost. The
					mendonea.		proposed modifications to the policy include rewriting it
					Prime agricultural land/ electricity pylons and water		so that it addresses the issues facing the estate more
					main should be given consideration.		clearly.
					main should be given consideration.		clearly.
							Developed (a) of the existing LIDD Delian FANVO in fact
							Paragraph (g) of the existing UDP Policy ENV8 in fact
							does refer to enabling development.
							The Utility of Frederick and the Common of t
							The Historic England review was not announced until
							after the Publication Draft SAD was prepared. However,
							this has now been completed and has been used to
							inform the proposed modifications that have been made
							to Policy EN7 for the next phase of consultation on the
							SAD Draft Plan.
							The power lines and water main (although the precise
							location of the latter is unclear) are recognised as
							constraints that may affect where within the site any
							enabling location might be located, but are just two of
							the factors that would have to be addressed in any
							development. There is no indication from current
							agricultural land classification mapping that the land is
							prime quality.
							The Secretary of State decision only related to the part
							of the site owned by Bovis, that is the former St
							Margaret's Hospital, which is most appropriately
							accessed from Queslett Road. The proposed policy is
							intended to apply to any further development that may
							occur elsewhere within the wider area it covers.
							However, the wording in relation to access
							arrangements is identical to that in the UDP policy.
	1 1					<u> </u>	arrangements is identical to that in the ODF policy.

3555		Rutter	Environm ental Network	Parr Hall and Estate	EN/		consultee for planning application.  St Margaret's Church linked to Great Barr Hall as part of the designed landscape and vistas of the park  EN7 is significantly different to UDP ENV8 and will allow inappropriate development to take place and pave way for further development in the Green Belt.  UDP Policy ENV8 makes no mention of enabling development. EN7 now focuses predominantly on enabling development. Enormous cost of restoration of Great Barr Hall would need enormous amount of enabling development that would destroy the parkland. Latter is of much greater importance than Hall and development would destroy the parklands flora and fauna as well as its significance.	
							views and links between main Parkland and Merrions Wood as well as habitats for wildlife within and near to the park.  Should not change policy half way through a planning application and ongoing discussions with Historic England should be acknowledged.  Policy does not consider the whole conservation area Prime agricultural land/ electricity pylons and water main should be given consideration.	

Not notified of SAD preparation despite being

7l. Great EN7

Rutter

Changes proposed. Additionally further changes to the policy are proposed for other reasons. Since the Council's responses were endorsed by Cabinet, Great Barr Hall and Chapel has been subject to a Listing Review which has downgraded it to a Grade II Listed Building. The proposed modifications to the Policy have been amended to reflect this. (MMSAD30)

References to the need to protect key linkages and views that provide part of the relationship between the Hall, its parkland and the wider area have been added to the policy.

Unlike individual planning applications that relate to a single site, the SAD is about potential development all across the borough and it is not practical or possible to directly notify all those parties who may wish to submit representations about particular sites.

The policy refers to the need to justify the likely impact of any development against the benefits; including the impact on the Green Belt. The policy wording has to take account of the fact that Great Barr Hall remains a Listed Building albeit downgraded to Grade II partly due to its current poor condition. As the Parkland is also Grade II, it is now of the same status as than the Hall, however publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is also on the heritage at risk register due to the lack of a suitable management regime and vulnerability to change: many of the features of the parkland have been lost. The proposed modifications to the policy include rewriting it so that it addresses the issues facing the estate more

Paragraph (g) of the existing UDP Policy ENV8 in fact does refer to enabling development.

The Historic England review was not announced until after the Publication Draft SAD was prepared. However, this has now been completed and has been used to inform the proposed modifications that have been made to Policy EN7 for the next phase of consultation on the SAD Draft Plan. However, until the outcome of this review is known, the policy and any decisions on individual planning applications have to be determined on the basis of the current status of the building.

The power lines and water main (although the precise location of the latter is unclear) are recognised as constraints that may affect where within the site any enabling location might be located, but are just two of the factors that would have to be addressed in any development. There is no indication from current agricultural land classification mapping that the land is prime quality.

The Secretary of State decision only related to the part of the site owned by Bovis, that is the former St Margaret's Hospital, which is most appropriately accessed from Queslett Road. The proposed policy is intended to apply to any further development that may occur elsewhere within the wider area it covers. However, the wording in relation to access arrangements is identical to that in the UDP policy.

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3560		Doggett	7.	7l. Great	EN7			EN7 is significantly different to UDP ENV8 and will	No change proposed in response to this representation.
			Environm					allow inappropriate development to take place and	However changes to the policy are proposed for other
			ental	and Estate				pave way for further development in the Green Belt.	reasons. Since the Council's responses were endorsed by
			Network						Cabinet, Great Barr Hall and Chapel has been subject to
								UDP Policy ENV8 makes no mention of enabling	a Listing Review which has downgraded it to a Grade II
								development. EN7 now focuses predominantly on	Listed Building. The proposed modifications to the Policy
								enabling development.	have been amended to reflect this. ((MMSAD30)
								Great Barr Hall has nothing remaining of any	The policy refers to the need to justify the likely impact
								historical value. Enormous cost of restoration would	of any development against the benefits; including the
								need enormous amount of enabling development	impact on the Green Belt. The policy wording has to take
								that would destroy the parkland. Latter is of much	account of the fact that Great Barr Hall remains a Listed
								greater importance than Hall and development	Building albeit downgraded to Grade II partly due to its
								would destroy the parklands flora and fauna.	current poor condition. As the Parkland is also Grade II,
								Registered Parkland is important to local	it is now of the same status as than the Hall, however
								communities of Walsall and Sandwell.	publication draft policy EN7(b) in fact refers to
									maintaining and protecting both the Hall and the
								EN7 must reflect previous decisions by Walsall	Parkland. It should be noted that the parkland is also on
								Council and Planning Inspectorate that an holistic	the heritage at risk register due to the lack of a suitable
								approach is necessary in considering the future of	management regime and vulnerability to change: many
								this sensitive site.	of the features of the parkland have been lost. The
									proposed modifications to the policy include rewriting it
								Current review of listing by Historic England is not	so that it addresses the issues facing the estate more
								mentioned.	clearly.
								Prime agricultural land/ electricity pylons and water	Paragraph (g) of the existing UDP Policy ENV8 in fact
								main should be given consideration.	does refer to enabling development.
									2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -
									The Historic England review was not announced until
									after the Publication Draft SAD was prepared. However,
									this has now been completed and has been used to
									inform the proposed modifications that have been made
									to Policy EN7 for the next phase of consultation on the
									SAD Draft Plan. However, until the outcome of this
									review is known, the policy and any decisions on
									individual planning applications have to be determined
									on the basis of the current status of the building.
									The Secretary of State decision only related to the part
									of the site owned by Bovis, that is the former St
									Margaret's Hospital, which is most appropriately
									accessed from Queslett Road. The proposed policy is
									intended to apply to any further development that may
									occur elsewhere within the wider area it covers.
									However, the wording in relation to access
									arrangements is identical to that in the UDP policy.
									There is no indication from current agricultural land
									classification mapping that the farmland is prime quality.
									The pylons and water main (the exact position of the
									latter is unclear) are only two of a number of constraints
									that would restrict the areas of the site that could be
									developable.

3561	Price	2 7.	7l. Great	EN7		EN7 is significantly different to UDP ENV8 and will		No change proposed in response to this representation.
		Environm	Barr Hall			allow inappropriate development to take place and		However changes to the policy are proposed for other
		ental	and Estate			pave way for further development in the Green Belt.		reasons. (MMSAD30)
		Network						
						UDP Policy ENV8 makes no mention of enabling		The policy refers to the need to justify the likely impact
						development. EN7 now focuses predominantly on		of any development against the benefits; including the
						enabling development.		impact on the Green Belt. The policy wording has to take
								account of the fact that Great Barr Hall remains a Listed
						Great Barr Hall has nothing remaining of any		Building albeit downgraded to Grade II partly due to its
						historical value. Enormous cost of restoration would		current poor condition. As the Parkland is also Grade II,
						need enormous amount of enabling development		it is now of the same status as than the Hall, however
						that would destroy the parkland. Latter is of much		publication draft policy EN7(b) in fact refers to
						greater importance than Hall		maintaining and protecting both the Hall and the
								Parkland. It should be noted that the parkland is also on
								the heritage at risk register due to the lack of a suitable
								management regime and vulnerability to change: many
								of the features of the parkland have been lost. The
								proposed modifications to the policy include rewriting it
								so that it addresses the issues facing the estate more
								clearly.
								Paragraph (g) of the existing UDP Policy ENV8 in fact
								does refer to enabling development.
3564	Miche	nelle 7.	7l. Great	EN7		EN7 is significantly different to UDP ENV8 and will		No change proposed in response to this representation.
		Environm	Barr Hall			allow inappropriate development to take place and		However changes to the policy are proposed for other
		ental	and Estate			pave way for further development in the Green Belt.		reasons. Since the Council's responses were endorsed by
		Network						Cabinet, Great Barr Hall and Chapel has been subject to
						UDP Policy ENV8 makes no mention of enabling		a Listing Review which has downgraded it to a Grade II
						development. EN7 now focuses predominantly on		Listed Building. The proposed modifications to the Policy
						enabling development.		have been amended to reflect this. (MMSAD30)
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						Prime agricultural land should be given		The policy refers to the need to justify the likely impact
						consideration.		of any development against the benefits; including the
								impact on the Green Belt. The policy wording has to take
								account of the fact that Great Barr Hall remains a Listed
								Building albeit downgraded to Grade II partly due to its
								current poor condition. As the Parkland is also Grade II,
								it is now of the same status as than the Hall, however
								publication draft policy EN7(b) in fact refers to
								maintaining and protecting both the Hall and the
								Parkland. It should be noted that the parkland is also on
								the heritage at risk register due to the lack of a suitable
				[				management regime and vulnerability to change: many
								of the features of the parkland have been lost. The
				[				proposed modifications to the policy include rewriting it
								so that it addresses the issues facing the estate more
								clearly.
								Paragraph (g) of the existing UDP Policy ENV8 in fact
				[				does refer to enabling development.
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								There is no indication from current agricultural land
								classification mapping that the farmland is prime quality.
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3566			Neale	7.	7l. Great	EN7	EN7 is significantly different to UDP ENV8 and will	No change proposed in response to this represent	
				Environm	Barr Hall		allow inappropriate development to take place and	However changes to the policy are proposed for o	other
				ental	and Estate		pave way for further development in the Green Belt.	reasons. Since the Council's responses were endo	orsed by
				Network				Cabinet, Great Barr Hall and Chapel has been subj	ject to
							UDP Policy ENV8 makes no mention of enabling	a Listing Review which has downgraded it to a Gra	rade II
							development. EN7 now focuses predominantly on	Listed Building. The proposed modifications to the	
							enabling development.	have been amended to reflect this. (MMSAD30)	
								nate seen amenada to renede ansi (mmor see)	
							Prime agricultural land should be given	The policy refers to the need to justify the likely in	impact
							consideration.	of any development against the benefits; including	
							consideration.	impact on the Green Belt. The policy wording has	_
								account of the fact that Great Barr Hall remains a	
								Building albeit downgraded to Grade II partly due	
								current poor condition. As the Parkland is also Gra	rade II,
								it is now of the same status as than the Hall, howe	/ever
								publication draft policy EN7(b) in fact refers to	
								maintaining and protecting both the Hall and the	
								Parkland. It should be noted that the parkland is a	also on
								the heritage at risk register due to the lack of a su	
								management regime and vulnerability to change:	
								of the features of the parkland have been lost. Th	•
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								proposed modifications to the policy include rewr	
								so that it addresses the issues facing the estate m	nore
								clearly.	
								Paragraph (g) of the existing UDP Policy ENV8 in fa	fact
								does refer to enabling development.	
								There is no indication from current agricultural lar	and
								classification mapping that the farmland is prime	quality.
3567			Wheale	7.	7l. Great	EN7	Not notified of SAD preparation despite being local	No change proposed in response to this represent	ntation.
				Environm	Barr Hall		resident.	However changes to the policy are proposed for o	
				ental	and Estate			reasons. Since the Council's responses were endo	
				Network	and Estate		EN7 fails to give equal or more value to the historica		- 1
				Network			listed parkland by allowing its destruction with an	a Listing Review which has downgraded it to a Gr.	-
							enabling development to fund the rebuilding of		
							_ ` `	Listed Building. The proposed modifications to the	
							Great Barr Hall. The destruction of the parkland will	have been amended to reflect this. (MMSAD30)	
							result in huge historical and environmental loss to		
							the area. Also fails to identify and protect the green	Unlike individual planning applications that relate	
							belt's prime agricultural land.	single site, the SAD is about potential developmer	ent all
								across the borough and it is not practical or possib	ible to
								directly notify all those parties who may wish to s	submit
								representations about particular sites.	
								The policy refers to the need to justify the likely in	impact
								of any development against the benefits; including	ng the
								impact on the Green Belt. The policy wording has	_
								account of the fact that Great Barr Hall remains a	
								Building albeit downgraded to Grade II partly due	
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								it is now of the same status as than the Hall, howe publication draft policy EN7(b) in fact refers to	vever
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								it is now of the same status as than the Hall, howe publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is a	vever e also on
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								it is now of the same status as than the Hall, howe publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is a	vever e also on uitable
								it is now of the same status as than the Hall, howed publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is a the heritage at risk register due to the lack of a su	vever e also on uitable : many
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								it is now of the same status as than the Hall, hower publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is at the heritage at risk register due to the lack of a su management regime and vulnerability to change: of the features of the parkland have been lost. The proposed modifications to the policy include rewr	rever also on uitable : many he rriting it
								it is now of the same status as than the Hall, hower publication draft policy EN7(b) in fact refers to maintaining and protecting both the Hall and the Parkland. It should be noted that the parkland is at the heritage at risk register due to the lack of a su management regime and vulnerability to change: of the features of the parkland have been lost. The proposed modifications to the policy include rewres that it addresses the issues facing the estate meaning the state meaning that it is to be a support of the parkland have been lost.	rever also on uitable : many he rriting it
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3507		Mathers	7.	7l. Great	EN7	New housing scheme with a few hundred houses will	No change proposed in response to this representation.
			Environm	Barr Hall		cause congestion	However changes to the policy are proposed for other
			ental	and Estate			reasons (MMSAD30)
			Network			If lights were turned off in new housing building this	
						would save a fortune	Representation appears to be referring to current
							planning application rather than the SAD policy,
						Don't want banqueting suite. Why is greenbelt land	although the application does not propose "a few
						being ruined?	hundred houses".
							Reference to "lights" is assumed to relate to a building in
							Walsall Town Centre (which is not occupied by the
							Council).

Chapter	8: Sustaina	able Waste M	anagemen	it									
Unique Ref - Respond ent	Unique Ref - Other (where Respond ent is Agent)	Respondent Organisation	Agent	Last Name	Topic	Sub-Topic	Policy Referenc e	Site Referenc e	Section Referenc e	Supports the Plan - Provide Summary	Objects to the Plan - Provide Summary	Proposed Modifications	Council Final Response
1673		Walsall Group of the Ramblers		Turton	8. Sustainab le Waste Manage ment	6b. Sports and Recreation - General				Our concerns relating to quarrying and waste management appear to have been covered by the latest documentation and although there may be long-term disruption to some areas whilst these activities are underway we believe that restoration of the sites subsequently to open spaces with public rights of way included will be a great benefit to Walsall residents.			No Change Proposed. Welcome Support.
2658		Environment Agency		Ross	8. Sustainab le Waste Manage ment	8a. Waste Manageme nt - General	W1 - W4			In Planning Policy Terms, aside from the recommended amendment to the reference to Fire Protection in Policy W3, we are reasonably satisfied with this Chapter as it now stands.			No Change Proposed. Welcome Support.
481		Cory Environmenta		Owen	8. Sustainab le Waste Manage ment	8f. Existing Waste Manageme nt Sites - Strategic Waste Sites	W2	WS10	Table of Strategic Waste Sites		The Table of Strategic Waste Sites in Policy W2 states that the Highfield South Landfill Site (WS10) has an "Estimated Maximum Annual Throughput Capacity" of 110,000 tonnes per annum (tpa). This figure is not justified by factual evidence. Taking the last few years of inputs at the Highfield South site, at no time have annual inputs been as low as 110,000 tpa. Even during the last two calendar years, i.e. since the ending of the Walsall domestic waste contract in 2013, the site has averaged 120,000 tonnes per annum of waste inputs. In addition, the site now benefits from a new contract for the disposal of up to 11,000 tpa of residual waste from the house household waste recycling centres within Walsall. As a consequence, the estimated maximum annual throughput capacity is now nearer 130,000 tpa, not the 110,000 tpa suggested in the Table. The above information is supplied for greater accuracy and to properly reflect the situation at Highfield South. The current figure of 110,000 is not justified by the evidence.	Amend annual throughput figure for Site WS10: Highfields South Landfill Site in Table of Strategic Waste Sites by replacing the stated figure of '110,000 TPA' with '130,000 TPA.'	Change Proposed. Proposed Modification to Policy W2: (MMSAD31) Policy W2, Strategic Waste Sites, Site WS10: Highfields South Landfill Site - replace annual throughput figure of "110,000 TPA" with "130,000 TPA". It is accepted that the annual throughput figure for Highfields South in the policy is not based on the latest evidence for current and projected annual inputs into the site, and that it should be revised in the light of the evidence provided by the objector.
2121		St Francis Group		Kelly	8. Sustainab le Waste Manage ment	8f. Existing Waste Manageme nt Sites - Strategic Waste Sites	W2	WS17 IN54.4		WS17: Bescot Triangle South - no objection on the assumption that retained local quality industry would incorporate Use Classes B1c, d, B2, B8.			No Change Proposed Welcome support in principle. Assuming that the reference to "Use Classes B1c, d, B2, B8" means Use Classes B1 (b), B1 (c), B2 or B8, no modifications are required as the SAD policy supports Black Country Core Strategy Policy EMP3, which permits development falling within these Use Classes on Retained Local Quality Industry sites. Identification of the site as a Strategic Waste Site in Policy W2 reflects its current use, and the need to safeguard existing waste infrastructure where appropriate, in accordance with the National Planning Policy for Waste (paragraphs 4 and 8). However, it is unlikely that a more intensive waste management use would be viable on this site in practice, due to the access constraints and potential ground condition problems (see Walsall SAD, CIL Viability & Deliverability Study (2015), DTZ).

2658	Environment Agency	Ross	8. Sustainab le Waste Manage ment	8f. Existing Waste Manageme nt Sites - Strategic Waste Sites	W2		c)	We welcome the reference made to Fire Protection Plans within Policy W2.			No Change Proposed. Welcome Support.
2121	St Francis Group	Kelly	8. Sustainab le Waste Manage ment	8h. New Waste Treatment & Transfer - Potential Waste Sites	W3	WP11 IN98.1		WP11: Cemetery Road - support.			No Change Proposed Welcome Support.
2658	Environment Agency	Ross	8. Sustainab le Waste Manage ment	8h. New Waste Treatment & Transfer - Potential Waste Sites	W3	WP13 IN12.8			It appears that all sites have been left in the plan for Waste Treatment, including the sites' we flagged up as potentially causing issues. Whilst we accept that in theory, most activities and the potential impacts they cause should be mitigated by the permitting process, sites coming forward in closest proximity to residential areas will have a significantly higher chance of generating complaints. The Local Authority will also have to consider such impacts as lorry movements and for sites such as the Former Mckechnies Site in Aldridge, (IN12.8), this will undoubtedly be contentious.		Changes Proposed. Proposed Modification to Policy W3 and SAD Policies Map: (MMSAD34) Policy W3, Potential Waste Sites - Enclosed Treatment and Transfer Table, Site WP13: Former McKechnie's Site - delete site from table SAD Policies Map - delete Potential Waste Site symbol.  It is accepted that as the land owner is unwilling to consider waste management options for the site, there is little point in identifying it as a Potential Waste Site in the SAD. However, no change is proposed to the Potential High Quality Industry designation of the site on the Policies Map and in Policy IND2 (Site IN12.8).
2121	St Francis Group	Kelly	8. Sustainab le Waste Manage ment	8h. New Waste Treatment & Transfer - Potential Waste Sites	W3	WP13 IN12.8			WP13: Former McKechnie's Site - object to allocation of the site as waste management, as this is incompatible with its context.	Remove zoning for new waste treatment and transfer facilities	Changes Proposed. Proposed Modifications to Policy W3 and SAD Policies Map: (MMSAD34) Policy W3, Potential Waste Sites - Enclosed Treatment and Transfer Table, Site WP13: Former McKechnie's Site - delete site from table SAD Policies Map - delete Potential Waste Site symbol.  It is accepted that as the land owner is unwilling to consider waste management options for the site, there is little point in identifying it as a Potential Waste Site in the SAD. However, no change is proposed to the Potential High Quality Industry designation of the site on the Policies Map and in Policy IND2 (Site IN12.8). The objector is also mistaken in assuming that the Draft SAD has 'zoned' or allocated the site for waste management development. The sites listed in Policy W3 are Industrial Sites which are identified as being potentially suitable for development with enclosed waste treatment or transfer facilities. The plan is not inflexible and recognises that waste management development is only one possible option for these sites - the Policy Justification (8.4.1) states they are more likely to be developed with alternative industrial uses.
2658	Environment Agency	Ross	8. Sustainab le Waste Manage ment	8h. New Waste Treatment & Transfer - Potential Waste Sites	W3		h)		Question why reference has not been made to Fire Protection Plans within Policy W3 for New Waste Treatment and Transfer Sites.	Request an addition to this policy requiring Fire Protection Plans similar to requirement included in Policy W2.	Changes Proposed. Proposed Modification to Policy W3: (MMSAD35) Policy W3, Paragraph h) - move requirement to evaluate fire risk on open land and unenclosed sites from paragraph h) of the policy to a new paragraph b) at the beginning, and re-word paragraph so that it is clear that it applies to both enclosed and unenclosed facilities, cross-referencing to similar requirement in paragraph c) of Policy W2. Consequential Modifications are also proposed, to re-number the following paragraphs of the policy. Paragraph h) of the policy already includes a requirement for facilities proposed on open land and unenclosed sites to assess fire risk, as this is where the main risks are likely to arise. However, it is accepted that enclosed facilities could sometimes be at risk, and that

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Chapter	9: Sustain	able Use of Mi	inerals										
Unique Ref - Respond ent	Unique Ref - Other (where Respond ent is Agent)	Respondent Organisation	Agent	Last Name	Topic	Sub-Topic	Policy Referenc e	Site Referenc e	Section Referenc e	Supports the Plan - Provide Summary	Objects to the Plan - Provide Summary	Proposed Modifications	Council Final Response
1673		Walsall Group of the Ramblers		Turton	9. Sustainab le Use of Minerals	9a. Minerals - General				Our concerns relating to quarrying and waste management appear to have been covered by the latest documentation and although there may be long-term disruption to some areas whilst these activities are underway we believe that restoration of the sites subsequently to open spaces with public rights of way included will be a great benefit to Walsall residents.			No Change Proposed. Welcome Support.
2301		Gallagher Estates	Pegasus Planning	Сох	9. Sustainab le Use of Minerals	9b. Minerals Safeguardin g Area (MSA)	M1		c)	It is recognised that land at Home Farm, Sandhills is located within the Minerals Safeguarding Area as refined within the Publication Draft Plan SADSAD Policy M1 recognises that, in Walsall, "prior extraction" of minerals will rarely be feasible, and provides support for non- mineral developments within the MSA where this can be demonstrated. This approach has been informed by an up to date review of the evidence base for minerals and is therefore justified. Gallagher Estates supports SAD Policy M1 as drafted.			Changes Proposed Support for policy in principle is welcomed. However, it is proposed to modify Policy M1 by deleting the paragraph that the respondent supports, in response to objections from the Mineral Products Association (441) and Coal Authority (681). While the Council remains of the view that 'prior extraction' on small urban sites will rarely be feasible, it is recognised that development on peripheral greenfield sites could sterilise potentially winnable mineral resources and compromise future mineral working. (MMSAD37)
719		Staffordshire County Council		Griffin	9. Sustainab le Use of Minerals	9b. Minerals Safeguardin g Area (MSA)	M1		d) and e) and 9.2.4	Support additions (paragraphs d and e) to policy M1 to safeguard permitted and proposed mineral working areas.		To assist in implementing the policy, consideration should be given to the way in which permitted mineral working sites and proposed areas for mineral working can be safeguarded from non-mineral development that could restrict mineral operations. For example, buffers could be defined on mapping around identified sites to clarify those areas where the policy needs to be applied. There should also be a requirement to maintain updated information about sites.	No Change Proposed. Welcome Support for policy in principle. It is not necessary to identify 'buffers' around Permitted Minerals Sites and/ or Areas of Search. For permitted sites any potential conflict between mineral working and proximal development will have already been taken into account when the permission was granted. On active sites, potential conflicts are being managed through the mitigation measures already in place and the requirements imposed by the existing working conditions (as in the case of Atlas Quarry and Sandown Quarry). With regard to the two 'dormant' sites at Brownhills Common and Highfields North, such measures would be a matter for negotiation when applications for modern conditions are determined. Three Areas of Search have been identified around active/ recently active sites at Birch Lane, Branton Hill and Stubbers Green, which provide further scope for managing land use conflicts in the locations where future mineral working is most likely to occur during the plan period. The boundary of one Area of Search boundary (MXA1: Birch Lane) was also changed following the Issues & Options consultation to provide distance separation between potential working areas and existing residential development and reduce risks of future conflict. It is also implicit in the monitoring indicators identified at 9.2.4 that changes affecting Permitted Minerals Sites and Area sites will be monitored.

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Association  Missional  (Missional  Missional  Missiona	441	Mineral	Ratcliff	9.	9b.	M1		You have identified one amorphous MSA for all	We consider that a mineral	Changes Proposed.
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onesting and shall thick in more considerant with studies of provided and pulses for the provided of the provi				Minerals	g Area			plans and proposals. The more logical approach is to	include the following:	(MMSAD37 and MMSAD39)
and the part of the groups of the part of					(MSA)			have separate MSAs for each mineral even if they	- Identify MSAs based on individual	Policy M1, paragraph a) - Amend to explain that the
shelf, any one of a special policy of being from the offers the final policy of the po								overlap and that this is more consistent with national	minerals;	MSA designation on the SAD Policies Map is based on
should in making their plans deline Minteresh Surfaguarding Associational and Associational and Surfaguarding Associational and Surfaguarding Associational and Surfaguarding Associational and Surfaguarding Associational Association Associ								policy than the approach proposed. NPPF para 143	- Add buffers to those boundaries	the MSA shown on the BCCS Minerals Key Diagram, and
Safeguarding, Areas planning a process of a general manion a total contract in the manion of the man								bullet point 3 says that local planning authorities	identified and consult industry	that indicative MSA(s) for each mineral type are shown
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are not needlessly shellined by benimenal development, with an creating a precuration of the second carried will be veroticed, and define filments Consultation have followed by the properties of the solid policy better of the filments of consultation of the solid policy better of the filments of the filments of the solid policy better of the filments of the solid policy better of the solid policy better solid policy better of the solid policy between different mineral reports of the solid policy between different mineral reports of the solid policy between the								policies in order that known locations of specific	- Consult other sources of information	MSA(s) have been developed and the evidence used.
devolupment, whilst not creating a presumption than reconsect defined will be worked, and defined from the souther and settle to the souther and settle to the souther and southers and so								minerals resources of local and national importance	on past activity to exclude areas already	SAD and AAP Policies Maps - replace MSA boundary
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Minerals Sariagueing fores (plantal ) tassed in these May 1 (page 223) - register with a new to make the most provided from the policy statement is that plantal MSAs are enviraged, Separate MSAs are necessary because the operational and ethnicial and environmental reflects of mineral working offer substantially between different mineral types. The gustane assist policy of the policy statement is the whole resource should be saffigurated in the working resource should be saffigurated in the national special and any and and graved will not be shown on the Proposal and and graved will not be shown on the Proposal and Anglewish makes the potential could see whether the contraction because and and graved will not be shown on the Proposal and Anglewish mineral resource effects if the whole plant area is an MSA.  Walsall, However, applicants cannot groupous attendance because of the working of the potential could see the contraction of section of study. Moreover, applicants cannot groupous attendance becames for the William and and graved will not be shown on the Proposal and Anglewish emissed septicially active the potential could see the contraction because and an experiment of the blooks of the WILS of the potential could see the proposal and and provided will not be shown on the Proposal and Anglewish mineral resource effects if the whole plant area is an MSA.  Walsall, However, applicants cannot group to the proposal and the potential could see the potential could see the potential could see the proposal and the potential could see the proposal and the potential could see the potential could see the potential could see the proposal and the potential could see the potential could be a proposa								development, whilst not creating a presumption that	- If the position adopted is that urban	Maps with the indicative MSA shown on the BCCS
Minerals Safiguarding, Preas (plural). A reasonable interpretation of the policy statement is that plural MSAs are envisigent. Separate MSAs are necessary because the generational and environmental effects of mineral working differ substantially between offereen mineral yeas. The guidance also specifically devises that the whole resource should be safegaraderd in the area of the cand and gravel deposit (for example) is not. identified them to its came to be done. Furthermore, neither prospective developers nor development managers will be avane that there is any sand and gravel resource that needs prosection because and sund gravel resource that needs prosection because and sund gravel resource that needs prosection because and and gravel resource that needs protection because and policies Maps or the Constraints Map, and the potential could easily be imissed earlies and provide and the potential could easily be imissed earlies and provide a size of the potential could easily be imissed earlies and provide and provide a size of the potential could easily be imissed earlies and provide a size of the potential could easily be imissed earlies and provide a size of the potential could easily be imissed earlies and provide a size of the potential could easily be imissed easily the imissed earlies and provide a size of the potential could easily be imissed easily the imissed earlies and provide a size of the potential could easily be imissed easily the imissed earlies and provide a size of the potential could be a size of the potential could be a size of the potential of the potential could be a size of the potential of the potential could be a size of the pote								resources defined will be worked, and define	development has sterilised the	Minerals Key Diagram
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MSAs are envisages. Separate MSAs are necessary because the operational and ethernical and environmental effects of mineral working differ substantially be between different mineral hypes. The guidance also specifically advises that the whole resource should be saffigured, if the area of the sand and gravel deposit, of the manufal of the sand and gravel deposit, if the same of the sand and gravel deposits of the same of the sand and gravel deposits of the same of the sand and gravel deposits of the same of the sand and gravel deposits of the same of the sand and gravel deposits of the same of the sand and gravel deposits of the same of the sand and gravel deposits of the same of the sand and gravel deposits of the same of the sand and gravel deposits of the same o								Minerals Safeguarding Areas (plural). A reasonable	edges of the urban areas because even	the indicative MSAs identified in BCCS Appendix 7 and
because the operational and technical and environmental effects of mineral working differ substantially between different mineral types. The guidance also sperficially advises that the work of executes should be safeguarded. If the area of the sand and gravel deposit (for example) in not identified then this cannot be done. Furthermore, neither prospective developers nor develop								interpretation of this policy statement is that plural	small developments particularly on the	an indicative MSA for fireclay.
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substantially between different mineral types. The guidance.  guidance also specifically advises that the whole resource should be safeguarded. If the area of the sand and gravel deposit (for example) is not identified then this cannot be done. Furthermore, neither prospective developers not development managers will be aware that there is any sand and gravel resource that needs protection because sand and gravel resource that needs protection because sand and gravel resource that needs protection because sand and gravel wind not be shown on the Proposals and Policies Map or the Constraints Map, and the potential could seally be missed sepsecially if another is the focus of study. Moreover, applicants cannot propose alternative locations for development that who the proposal search of the constraints of which the good SMSA(s)include 'buffers' in a wind the good sealing and the propose alternative locations for development that avoids mineral resource effects if the whole plan area is an MSA.  As AP Policies Map as a structure of the safe and the congruing and single MSA deeping Policies Maps and separate MSAs would be uninettiligible. Showing a single MSA deeping Policies Maps and separate MSAs would be uninettiligible. Showing a single MSA deeping Policies Maps and separate MSAs would be uninettiligible. Showing a single MSA deeping Policies Maps and separate indicative MSA mineral or SAD Map 9.1 is therefore the be uninetially all the policies of the policies of the policies of the policies Maps and separate indicative MSAs mineral or SAD Map 9.1 is therefore the be uninetially be all the policies of the policies Maps and separate indicative MSAs mineral or SAD Map 9.1 is therefore the be uninetially be all the policies of the policies Maps and separate MSAs would be uninetially be all the policies of the policies of the policy of the policies of the p								because the operational and technical and	adjacent mineral through proximal	Policy AAPINV7 for consistency. It is also proposed to
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gravel resource that needs protection because sand and gravel will not be shown on the Proposals and Policies Map or the Constraints Map, and the winnable fireday resources in Brownhills, we potential could easily be missed especially if another is the focus of study. Moreover, applicants cannot propose alternative locations for development that avoids mineral resource effects if the whole plan area is an MSA.  MSA(s) overlap with each other to the extended area overlap each other exists and the early with the good practice guidance, even thou avoids mineral resource effects if the whole plan area is an MSA.  MSA(s) overlap with each other to the extended area overlap each oth everlap with each other to the extended area overlap each oth everlap with each other designation of size allocation on AAP Policies Maps, separate MSAs would be allocation on AAP policies Maps and separate indicative MSAs mineral on SAD Map J. is therefore the be comprise. There is no need to have a seq Minerals Consultation Area in Walsall because the local planning authorities are therefore								neither prospective developers nor development		not identify any new evidence in support of further
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441	Mineral Products Association	Ratcliff	9. Sustainab le Use of Minerals	9b. Minerals Safeguardin g Area (MSA)		The overall thrust of this policy and its explanation in the supporting text is defeatist in respect of mineral safeguarding and the effect is to play lip service to the concept enshrined in national policy and is moreover, unconvincing. We also believe that your policy has been overly influenced by the principle of prior extraction and has not adequately considered proximal sterilisation. We consider the default position for development proposed in an MSA (backed by national policy) is protection of the mineral, and justification for overturning national policy in respect of any individual development proposal is required based on evidence of the impact on mineral resources. If the Local Plan admits that such protection will not be forthcoming we cannot see how it can pass the test of soundness. We also believe you have also erred in other respects; you have pre-judged the case for development in MSAs without evidence and have compromised (perhaps fatally) the ability to safeguard mineral in the Borough, you have proposed thresholds which national good practice tells you to avoid, you assume that prior extraction can only take place in commercial quantities, you do not appear to have considered the potential for proximal sterilisation.	We consider that a mineral safeguarding regime in line with national policy and guidance would be as follows (and these are suggested as proposed changes),  - Make the default policy for development in MSAs, protection of the resource;  - Remove the thresholds for mineral assessment and prior extraction which are not in accordance with good practice guidance, and which if continued may compromise the mineral resource;  - Do not prejudge the merits of development over protecting the mineral resource without adequate evidence. We believe this is most certainly unsound and not based on evidence and in practice frustrates the intention of national policy; and  - Do not make the assumption that prior extraction is unfeasible because no examples of proper extraction are available. This is because it has not been made a requirement in the past especially for aggregates.	Changes Proposed. Proposed Modifications to Policy M1 and Policy Justification: (MMSAD37 and MMSAD39) Policy M1, Paragraph c) - delete paragraph and renumber the remaining paragraphs Policy M1, paragraph e) - amend paragraph to include development near to Areas of Search Policy Justification - amend to explain how the BCCS spatial strategy and the site selection process for non- mineral development in the SAD have taken into account potential impacts on future mineral working and is consistent with national policy guidance, that potential minerals safeguarding constraints have been identified in site allocation policies, and to expand on reasons why 'prior extraction' is rarely likely to be feasible on small previously-developed sites in Walsall. It is recognised that the wording of part c) of the policy could be interpreted as being inconsistent with parts a) and b) and BCCS Policy MIN1. However, it is not accepted that the focus on 'prior extraction' in the SAD is inappropriate, because all but one of the sites allocated for new development are on previously developed land. The application of the thresholds in BCCS Policy MIN1 to new development within the MSA is justified by the evidence in support of the BCCS and no new evidence has come forward since then to show that the thresholds are inappropriate. The approach towards minerals safeguarding in SAD Policy M1 and AAP Policy AAPINV7 (as modified) is in conformity with BCCS Policy MIN1 and there is no justification for departing from this. The approach towards site selection has taken into account the potential for other development within the MSA to compromise future mineral extraction in line with NPPF paragraph 144. Modifications to Policies HC1, IND3 and IND4 (Sites HO58, IN6 and IN8) are proposed to address ricks from development near to Areas of Search, for consistencies in the approach which have been identified following the Publication stage. A Modification to paragraph e) of Policy M1 is also proposed to address risks from development near to Area
681	Coal Authority	Northcote	9. Sustainab le Use of Minerals	9b. M1 Minerals Safeguardin g Area (MSA)		The Coal Authority continues to consider that the statement made in the Policy regarding prior extraction being rarely feasible in Walsall is not justified. The supporting text could be retained however criterion c) undermines the principle of mineral safeguarding and prior extraction set out in criteria a) and b). This would in our view render the Site Allocations Plan out of general conformity to the Black Country Core Strategy and to the NPPF paragraphs 143 and 144. If this criterion is retained we consider the policy is unsound.	The Site Allocations Policy M1 should be amended as follows:  "Non-Mineral Development within the MSA b) In the MSA where there is a proposal for non-mineral development that meets or exceeds the thresholds identified in BCCS Policy MIN1, applicants will be expected to consider the feasibility of extracting any minerals present in advance of the development ('prior extraction'). c) It is recognised that in Walsall prior extraction of the above minerals will rarely be feasible on small, previously developed urban sites. Subject to the other policies of Walsall's Local Plan, the Council will therefore support non-mineral developments within the MSA where it can be demonstrated that this is the case, such as in the situations	Changes Proposed. Proposed Modifications to Policy M1 and Policy Justification: (MMSAD37 and MMSAD39) Policy M1, Paragraph c) - delete paragraph and renumber the remaining paragraphs Policy Justification (9.2.1) - amend to expand on reasons why 'prior extraction' is rarely likely to be feasible on small previously-developed sites in Walsall. It is recognised that the wording of part c) of the policy could be interpreted as being inconsistent with parts a) and b) and BCCS Policy MIN1. However, the respondent has provided no evidence that it is feasible to extract coal in advance of development on previously-developed sites in Walsall except in very rare cases. There have been no documented 'prior extraction' schemes in Walsall for coal or for other minerals since the BCCS was adopted.

									described in BCCS Policy MIN1."	
719	Staffordshire County Council	Griffin	9. Sustainab le Use of Minerals	9c. Mineral Infrastructu re Sites	M2	MI1 - MI8	a) and 9.2.4	Support policy with qualifications.	To assist in implementing the policy, consideration should be given to the way in which mineral infrastructure sites can be safeguarded from non-mineral development that could restrict operations within a site. For example, buffers could be defined on mapping around identified sites to clarify those areas where the policy needs to be applied. There should also be a requirement to maintain updated information about sites.	No Change Proposed.  Welcome Support for policy in principle. It is not necessary to identify 'buffers' around Mineral Infrastructure Sites, because all but one of the sites identified in the SAD are in industrial areas identified on the Policies Map which are proposed to be retained in industrial use, and where proposals for non-industrial uses will not be permitted (BCCS Policies EMP2 and EMP3 and SAD Policies IND2 and IND3). The only exception is the recycling facility at Branton Hill Quarry (MI2). The scope for conflicts to arise from proximal development is therefore limited, and can be managed through application of other Local Plan policies (in particular, BCCS Policies EMP2, EMP3 and MIN1 and SAD Policies HC2, IND2 and IND3). Identifying them on the Policies Map should be sufficient to alert prospective developers to the existence of these facilities, and the need to avoid or manage any potential conflicts.
2121	St Francis Group	Kelly	9. Sustainab le Use of Minerals	9c. Mineral Infrastructu re Sites	M2	MI4 IN54.4		MI4: Bescot Triangle South - no objection on the assumption that retained local quality industry would incorporate Use Classes B1c, d, B2, B8.		No Change Proposed.  Welcome support in principle. Assuming that the reference to "Use Classes B1c, d, B2, B8" means Use Classes B1 (b), B1 (c), B2 or B8, no modifications are required as the SAD policy supports Black Country Core Strategy Policy EMP3, which permits development falling within these Use Classes on Retained Local Quality Industry sites. Identification of the site as a Mineral Infrastructure Site/ aggregates recycling site in Policies M2 and M3 reflects its current use, and the need to safeguard existing aggregates recycling facilities where appropriate, in accordance with the NPPF (paragraph 143). However, it is unlikely that a more intensive aggregates recycling operation would be viable on this site in practice, due to the access constraints and potential ground condition problems (see Walsall SAD, CIL Viability & Deliverability Study (2015), DTZ).
3535	Ikin Family Trust	Muzio	9. Sustainab le Use of Minerals	9i. Sand and Gravel Extraction - Birch Lane	M4	MP1		The former Aldridge Quarry (MP1) forms part of the land that is held upon trust by the estate of the late Sam Ikin Jr for the benefit of the residuary beneficiaries of the estate of the late Samuel Ikin Senior deceased. Following the recent death of Sam Ikin Jr, we (the majority of the residuary beneficiaries) are currently preparing to have new trustees appointed in order to rectify any and all issues associated with our land. We fully intend to identify, evaluate and address any potential harmful effects on health, the environment, amenity, and infrastructure etc. and address any concerns raised by the relevant regulatory authorities, statutory consultation bodies and infrastructure providers. We realise that Walsall District is one of the only areas referred to in the plan that potentially has winnable primary sand and gravel resources. As the landowners, we are keen to serve the area with the required minerals thus helping Walsall contribute to the annual production targets set out in the Black Country Core Strategy Plan. To this end, we wish to open up a dialogue with Walsall Council in order to explore the possibilities for further extraction of sand and gravel from, and around, the former Aldridge Quarry. All areas of land excavated will thereafter be duly reinstated to be presentable within its normal environment.	We would like to modify the plan to state that the former Aldridge Quarry (MP1) and the surrounding area does have winnable sand and gravel reserves remaining, and that we are intending to seek the necessary approvals to continue extraction.	No Change Proposed. Comments about future intentions for former Aldridge Quarry (MP1) and surrounding land are noted. Further sand and gravel extraction in the Area of Search surrounding the former quarry is supported, provided that the requirements in the policy - which the respondent has not objected to - are met. It is understood that the respondent is already involved in discussions with Council officers in the Development Management Team regarding the restoration of the former quarry and potential future mineral working. There are no permitted reserves remaining within the former Aldridge Quarry, as the working conditions (BC61247P as varied by 02/1376/M1/M1) do not permit mineral extraction after 12 September 2010. Neither the former operator nor the land owner submitted an application for new working conditions within the deadline date for Periodic Review, which fell due in April 2016. The permission for mineral working has therefore now fallen away because the opportunity to vary the relevant conditions has been lost, so a new permission will be required if the beneficiaries of the Trust wish to carry out any further mineral extraction within the former quarry. The mineral resource maps published by the British Geological Survey indicate that there are sand and gravel resources in the area surrounding the former quarry, and while it is likely that they are of similar quality to those within the former quarry, the Council is not aware of any evidence (for example, from mineral

774	Lichfield District Council	Baldw	Sustainab le Use of	9i. Sand and Gravel Extraction -	M4		Support.			surveys, sections or borehole logs) that proves the existence of a viable resource. In the absence of such evidence, there is no justification for modifying the plan as requested.  No Change Proposed Welcome Support.
774	Lichfield District Council	Baldw	n 9. Sustainab le Use of Minerals	9j. Sand and Gravel Extraction - Branton Hill	M5		Support.			No Change Proposed Welcome Support.
719	Staffords County Council	ire Griffin	9. Sustainab le Use of Minerals	9l. Brick Works - Future Supply Requireme nts	M6	9.5.4	Support policy with qualifications.		To improve the monitoring of clay provision to the works referred to under policy M6, the performance indicators should include monitoring of clay supplied from quarries outside Walsall. It is acknowledged that there may be a commercial confidentiality issue in implementing this monitoring but this is a matter that can be addressed by ongoing co-operation between the relevant mineral planning authorities and the industry.	No Change Proposed.  Although sufficient evidence has been gathered from recent planning applications to support the SAD policy and to establish a 'baseline' position on brick clay supply, the Council cannot commit to updating this evidence on a regular basis. Monitoring of SAD Policy M6 will depend on whether we have the resources to survey brickworks on an annual basis, and whether the brick manufacturers are willing to provide us with updated information. We cannot guarantee that manufacturers will always tell us where imported clay comes from, and any information that is provided to the Council may be regarded as commercially sensitive. We will therefore not be able to share it with other mineral planning authorities without the manufacturer's agreement.
758	Friends o Earth	the Kells	9. Sustainab le Use of Minerals	9n. Brick Clay Extraction - Stubbers Green	M7	MXA3, MP2, MP7, MXP3		We are concerned about the impact of proposals at Stubbers Green on designated sites.	Rather than saying 'proposals should address the following issues' we believe the policy should be clearer that they will be refused if they do not adequately address those issues in line with EN1 (which we also suggest should be strengthened).	No Change Proposed. It is not necessary to amend the policy as suggested. The working conditions attached to existing mineral permissions and other relevant Local Plan policies (such as BCCS Policy ENV1 and SAD Policy EN1) already apply, and these should be sufficient to prevent unacceptable harm to designated sites.
2274	Natural England	Murra	9. Sustainab le Use of Minerals	9n. Brick Clay Extraction - Stubbers Green	M7	MXA3, MP2, MP7, MXP3	MP2 /MXP3 - We welcome the inclusion of (e) (Atlas Quarry) which seeks to protect the interests of protected sites in the event new or amended proposals for the expansion of Atlas Quarry are proposed.  MP7 – We welcome a requirement for a restoration programme for Sandown Quarry and the proposed criteria which seek to protect / potentially enhance nearby protected sites.	MXA3 - It is not clear from the Policies Map what sites fall within the MXA3 Stubbers Green Area of Search. We would wish to have clarity on this. We assume that Jockey Fields SSSI and Stubbers Green Bog SSSI are located outside of this. Clarity also required in respect of reference to '(c)' within criterion (c) itself.	No specific changes sought, but typographical error in paragraph c) of the policy is noted (this refers to 'paragraph c) above' but should refer to 'paragraph a) above'). Clarification is also requested on which sites are within the Stubbers Green Area of Search (MXA3).	Changes Proposed. Proposed Modifications to Policy M7 and Policy Justification: Policy M7 Paragraph c), replace reference to 'paragraph c) above' with 'paragraph a) above.' (OMSAD49) Policy Justification (9.4.1) - add Inset Map showing Stubbers Green Area of Search and the minerals sites and the designated nature conservation sites in and around it. (MMSAD40)  No further changes are proposed to the policy for Stubbers Green, as Natural England have confirmed that they support it in principle. The main objective of the policy is to guide the determination of applications that may come forward within the plan period for significant changes to existing mineral operations, or for restoration of Sandown Quarry. The extent of coverage of the Stubbers Green Area of Search (MXA3) was explained to Natural England at a meeting on 24.05.16. It was confirmed that the area includes Stubbers Green Bog SSSI, Stubbers Green SINC and a small part of the Swan Pool and The Swag SSSI. This is because the two SSSIs fall within the boundaries of the mineral permissions covering what is now Sandown Quarry and other land within its curtilage, and the SINC covers the Recordon Land (MXP3), which is subject to the current application to expand Atlas Quarry (14/0619/CM).

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2274	Natural England	Murray	9. Sustainab le Use of Minerals	9o. Brick Clay Extraction - Other Areas	M8	Brick Clay Extractio n - New Sites	The Publication Plan demonstrates that the SAD no longer specifically identifies a specific area of search at land north of the A461 (to include a significant proportion of land located within Jockey Fields SSSI) as appropriate for mineral extraction, subject to criteria. This is welcomed by Natural England. This is replaced by a general enabling policy for brick clay extraction subject to safeguards. Given the limited location of the resource in question this clearly relates to land north of A461. We would advise the insertion of text here (i) & (p206) to make it clear that applications within / adversely affecting the special features of Jockey Fields SSSI will be resisted. This would be consistent with the NPPF and the joint core strategy.		Insert text into SAD Policy M8 (i) & Policy Justification (p206) to make it clear that applications within / adversely affecting the special features of Jockey Fields SSSI will be resisted.	Change Proposed.  Proposed Modifications to Policy M8: (MMSAD42)  Paragraph j) - delete 'or minimise' from bullet point ii.  Other amendments are also proposed to this bullet point to correct inaccuracies.  The reasons or removing the indicative Area of Search were explained to Natural England during further discussions following their representation, and they have confirmed that they understand the reasons for having an 'enabling' policy within the SAD for brick clay extraction outside the permitted area of the Highfields North site (MP9). However, it is agreed that paragraph j) of the policy should be modified in accordance with the suggestions made by Natural England in further correspondence following the Publication stage, to avoid harm to the Jockey Fields SSSI in the event that working takes place outside the permitted area of the Highfields North site (MP9).
758	Friends of the Earth	Kells	9. Sustainab le Use of Minerals	9o. Brick Clay Extraction - Other Areas	M8	MP9		We believe a similar approach to our suggestion for M7 is required, particularly in relation to MP9 (Highfields North).	Policy should say that permission will be refused unless proposals adequately address the designated site issues in line with EN1 (which we also suggest should be strengthened).	No Change Proposed.  It is not proposed to modify the policy as suggested, because this would be beyond the scope of the plan.  During further discussions with Natural England following the Publication consultation, they have acknowledged that the 'dormant' permission at Highfields North (MP9) still has effect, which means that the principle of mineral extraction has already been established, and there is nothing that the SAD can do to prevent it, even on a SSSI. However, in the light of further advice from Natural England, it is proposed to modify paragraphs g) xv. and j) ii. to minimise harm to the Jockey Fields SSSI and SLINC as far as possible, and to ensure that any new mineral extraction scheme will provide adequate mitigation and compensation for unavoidable loss of habitats within the SSSI and SLINC.
2274	Natural England	Murray	9. Sustainab le Use of Minerals	90. Brick Clay Extraction - Other Areas	M8	MP9		Object to MP9 The Highfields North allocation is contrary to SSSI protection policies and the NPPF. Following discussions with Walsall MDC Natural England is now clear as to why your authority considers the agreed revocation of the Highfields North minerals planning permission no longer possible. This is regrettable given that this was the agreed approach, via planning agreement, allowing the 1996 Ryders Hayes opencast coal workings to proceed. Natural England is currently looking further into this situation and would welcome further discussion with your authority on this matter. However, clearly, the permission is located upon land which forms a significant part of Jockey Fields SSSI. Whilst via Policy M8 sub criteria 'f, g and h', we appreciate that there are stringent requirements which proposals must meet in order to work the site for mineral extraction, it remains that the site is a nationally designated SSSI for its high biodiversity value and any allocation renders it vulnerable to development. For this reason, we consider it contrary to SSSI protection policies and the NPPF.	Amend text in bullet points on page 203 ('MP6: Highfields North' should say 'MP6: Highfields South'). Remove land within Jockey Fields SSSI from proposed SAD Policy MA7 [sic] in accordance with the requirements of the conservation principle provided by NPPF paragraph's 110 & 118, BCCS Policy CSP3, ENV1 and the conservation provisions of WCA 1981.	Changes Proposed. Proposed Modification to Policy M8 and Policy Justification: (MMSAD41) Paragraph M8, Paragraph g) - replace wording of bullet point xv. with the following: "The entirety of the worked areas covered by the SSSI designation must be restored as recreated wildlife habitats as those habitat types currently present within Jockey Fields SSSI, and of similar and enhanced value. The restored site should also be publicly accessible natural green space that re-instates the existing pedestrian links provided by Public Right of Way Bro41. Consideration should also be given to the potential for alternative forms of ownership for the restored site, such as a conservation trust, community group or similar body that will accept responsibility for the ongoing management of the re-created habitats." Policy Justification, Page 203, 1st paragraph - replace 'MP6: Highfields North' with 'MP6: Highfields South' Policy Justification, page 204, 3rd paragraph - consequential Modifications reflecting amendments to paragraph g) xv. of the policy. Policy Justification - Add Inset Map showing the boundaries of the Highfields North site and the Jockey Fields SSSI/ SLINC. It is proposed to amend the typographical error on page 203 of the Policy Justification as suggested, and also to include an Inset Map in the Policy Justification to show the relationship between the permitted area and the Jockey Fields SSSI. It is also proposed to modify paragraph g) xv of the policy to ensure that the restoration and after use will provide replacement habitats of equivalent value to those within the SSSI,

											thereby compensating for the unavoidable harm that will be caused to the Jockey Fields SSSI from mineral working. It has been demonstrated to Natural England that the 'dormant' permission at Highfields North (MP9) still has effect, which means that the principle of mineral extraction has already been established and there is nothing that the SAD can do to prevent it, even on a SSSI. They have confirmed that they understand the position, and that with the proposed changes to paragraph g), the requirements in the policy are reasonable, justified and the most appropriate way forward for the plan.
2597	Parkhill Estates		Ferguson	9. Sustainab le Use of Minerals	90. Brick Clay Extraction - Other Areas	M8	MP9	Support policy with reservations. The acknowledgement that planning permission exists for the extraction of Brick Clay on the Highfields North Site is welcomed. This accords with National planning policy (reflected in the SAD Policy M1) which recognises that minerals are a finite natural resource which can only be worked where they are found, and it is necessary to make best use of these resources, to ensure there will continue to be sufficient supplies remaining for future generations. Mineral planning authorities are therefore required adopt policies to prevent other development from needlessly compromising (sterilising) future exploitation of these resources. This is emphasised as the Plan recognises the need to maintain brick clay supplies to local brickworks and the potential shortfall which is likely to occur.	It is acknowledged that the site offers various challenges, not least of which is the designation of part of the site as an SSSI with the remainder being included within a SLINC. Policy M8 consequently requires that an application for modern working conditions for this site will be expected to include a significant level of supporting information including Ecological Assessment and a strategy for minimising loss of the SSSI's special features, together with permanent retention of a proportion of the SSSI's special features throughout the working phases of the site. Laudable as this requirement is, it must be recognised that the imposition of severe restrictions on working the site could seriously impact upon the viability of the site. As the planning permission predates the SSSI designation the policy ought to acknowledge the potential implications of the viability/loss of value which may result. The conflict which arises – need for the mineral versus retention of ecological features – needs to be fully explored. In the light of the identified importance of this site as a potential reserve for local brickworks, it appears perverse to allocate land adjoining (Allocation Site HOS8) for housing when this can only result in further restrictions on working this valuable and limited mineral reserve.	Modify the proposed supporting information requirements to take account of the points raised above, particularly the fact that the planning permission pre-dates the SSSI designation.	No Change Proposed. Support for policy in principle is welcomed. However, it is not proposed to modify Policy M8 or the Policy Justification along the lines suggested. It is acknowledged that mineral extraction at Highfields North will be challenging given the constraints of the SSSI designation and other site constraints, even though the principle of the mineral development was established many years ago. However, a SSSI is designated on the basis of the site's ecological value, so the existence of a previous mineral permission does not override the SSSI designation, or remove the owner's obligations to protect the site. The fact that the SSSI designation post-dates the mineral permission is therefore not relevant. The policy aims to be helpful to applicants by setting out the key issues that an application for modern working conditions will be expected to address, to demonstrate that the development will be sustainable and that unavoidable harmful effects on the environment, amenity and infrastructure will be minimised as far as possible. Natural England has confirmed that with further Modifications to paragraph g) xv of the policy to ensure that the restoration and after use will provide replacement habitats of equivalent value to those within the SSSI, thereby compensating for the unavoidable harm that will be caused to the Jockey Fields SSSI from mineral working, the requirements are reasonable, justified and the most appropriate way forward for the plan. However, it is acknowledged that the allocation of sites for housing adjacent to the site is not appropriate as this could compromise the implementation of the permission. It is therefore proposed to delete the housing allocation HOS8: Walsall Road, Walsall Wood from the plan, and to amend the designation of part of the adjacent industrial site IN6: Hall Lane, Walsall Wood from 'Local Quality,' and to identify the proximity to the Permitted Minerals Site as a constraint - see Proposed Modifications to Policies HC1, IND3, IND4 and related Modifications to
219	Potters Clay and Coal Company Ltd	Resource UK	Carp	9. Sustainab le Use of Minerals	9p. Coal and Fireclay Extraction - General	M9	MP5	The Potter's Clay and Coal Company Ltd does not object in principle to the Publication Draft Plan. However, the Council is referred to the Black Country Core Strategy Public Inquiry at which the exceptionally high quality of Brownhills fireclays for ceramics, particularly studio pottery and hobby craft, was demonstrated. Whilst not repeating the evidence here, it is considered sufficient to note three critical points:		The Company would prefer York's Bridge to remain designated as an Area of Search for fireclay.	Changes Proposed. Proposed Modification to SAD Policy M9, paragraph a) - add reference to indicative MSA for fireclay. (MMSAD46) Proposed Modification to SAD Map 9.1 - add indicative MSA for fireclay.  The information provided by Resource UK on 17.06.16 following their original representation does not demonstrate that a viable and deliverable scheme is likely to come forward for fireclay extraction at Yorks

							1 - The same seams worked at Birch Coppice		Bridge within the plan period. The designation of an
							also occur at Brownhills Common and York's		Area of Search is therefore not justified at the present
							Bridge.		time. However, it is accepted that there is likely to be a
							2 – The Company recognises the		need for fireclay beyond the plan period to provide for
							environmental and nature conservation		the long-term supply requirements of Swan Works and
							value of Brownhills Common and is		possibly other end users, and that there are potentially
							therefore willing to exchange the existing		winnable fireclay resources in the Brownhills area which
							permission for Brownhills Common (MP5)		could meet this need. It is therefore proposed to identify
							for an alternative area at York's Bridge.		an indicative MSA for fireclay on Map 9.1 of the SAD,
							3 - The fireclays extracted from the former		which includes the coal seams associated with
							Birch Coppice site are still being supplied to		potentially winnable fireclay resources underlying the
							a very large number of clients both in the UK		Yorks Bridge, Birch Coppice (MP3) and Brownhills
							and world-wide from the Company's Swan		Common (MP5) sites. This will highlight the existence of
							Works, which is adjacent to the site.		a potentially valuable fireclay resource, preventing
							The current rate of usage from the Birch		needless sterilisation and allowing a suitable extraction
							Coppice stockpiles is confirmed to be in the		proposal to come forward in an appropriate location if it
							region of 2,000 tonnes per annum, but this		proves viable.
							is in the context of a global market for the		
							company which has seen an increase in		
							sales in recent years. Therefore the existing		
							stockpiles are expected to last for		
							approximately 15 years, depending on sales		
							demand. It is accepted that a partner will be		
							required to bring forward a new extraction		
							site, although due to economic conditions it		
							has proved impossible to find a partner		
							during the current Plan period. For this		
							reason the Company would prefer York's		
							Bridge to remain designated as an Area of		
							Search for fireclay. I can confirm that the		
							geological evidence indicates that the		
							eastern half of the site is likely to be more		
							economically viable as the fireclays are		
							closer to surface, thereby reducing the		
							amount of overburden to be removed. A		
							designated Area of Search in the eastern		
							part of York's Bridge would also reduce the		
							potential effects on environmentally		
							designated sites associated with the canal.		
							However, the 'enabling' inclusion in Policy		
							M9 is welcomed. The Company still intends		
							to work fireclays in Brownhills at some point		
							in the future, and that whilst this may not		
							be within the Plan period it may be that		
							preparations for an application could start		
							prior to 2026.		
							·		
681	Coal	Northcote	9.	9p. Coal	M9		The Coal Authority supports this Policy.		No Change Proposed.
	Authority		Sustainab						Welcome Support.
			le Use of	Fireclay					
			Minerals	Extraction –					
				General					
	1 1	1	1	1	1	l l	1	1	1

758	Friends of the Earth	9. Sustainab le Use of Minerals	9q. Coal and Fireclay Extraction - Brownhills	M9	MP5		We believe a similar approach to our suggestion for M7 is required, particularly in relation to MP5, (Brownhills Common).	Policy should say that permission will be refused unless proposals adequately address the designated site issues in line with EN1 (which we also suggest should be strengthened).	Change Proposed. It is not necessary to amend the policy as suggested, because other relevant Local Plan policies (such as BCCS Policy ENV1 and SAD Policy EN1) will also apply, and this should be sufficient to prevent unacceptable harm to designated sites. In the case of the Land at Brownhills Common, there is a 'dormant' permission in place, which means that the principle of mineral extraction has already been established and there is nothing that the SAD can do to prevent it. The policy goes as far as possible in setting out the requirements that will have to be met if the 'stalled' application for modern conditions to be applied to this site and Birch Coppice (BC48813P) is to be determined, in order to minimise harm to the Brownhills Common and The Slough SINC and Chasewater and Southern Staffordshire Coalfield Heaths SSSI, and to provide adequate compensation for unavoidable loss of habitats.  However, modification MMSAD47 is proposed to the policy relating to public rights of way.
1812	Cannock Chase District Council	9. Sustainab le Use of Minerals	9q. Coal and Fireclay Extraction - Brownhills	M9	Yorks Bridge	Support for not allocating a minerals development site at Yorks Bridge based upon the existing evidence. Support for criteria set out to assess any future proposals.			No Change Proposed. Welcome Support.
2274	Natural England	Sustainab	9q. Coal and Fireclay Extraction - Brownhills	M9	Yorks Bridge		Object to Policy M9 (g & h) on the basis that the LPA is unable to ascertain that there are no likely significant effects associated with the policy upon the integrity of Cannock Extension Canal SAC. While Natural England accepts that there is no specific site in the SAD which may be accessed via a HRA, as the Yorks Bridge proposal identified in the BCCS is not shown on the SAD Policies Map, paragraph (h)(xi) of Policy M9 includes a requirement for HRA of the impacts on the Cannock Extension Canal SAC, if proposals come forward for mineral extraction at Yorks Bridge. As this provision still forms part of a policy of the SAD, we consider that, under the Habitats Regulations, a HRA of the policy is still required and is currently awarded insufficient consideration.	HRA of the policy for Yorks Bridge is required.	Changes Proposed. Proposed Modifications to Policy M9 (MMSAD49) and Policy Justification: (MODSAD106) Policy M9, Paragraph h) - amend bullet point xi. as follows: "xi. Impacts on Cannock Chase SAC/ SSSI SLINC – detailed Habitats Regulations Assessment (HRA) will be required, having regard to the HRA screening assessment already undertaken by the Council (2016). This should evaluate the implications of the development for the site in view of its conservation objectives, and demonstrate that the development would not adversely affect the integrity of the SAC contrary to the Habitats Directive;" Policy M9, Policy Justification (9.5.1) - amend 3rd paragraph on page 216 to explain the conclusions of the high level HRA screening assessment on the likely effects of mineral working at Yorks Bridge on the integrity of the Cannock Extension Canal SAC, and the justification for deferring detailed HRA until the project stage, in accordance with the requirement in SAD Policy M9, paragraph h), bullet point xi. (MODSAD106)  It has been agreed with Natural England during further discussions and correspondence following their formal representation that a high level HRA of the potential effects of mineral working at Yorks Bridge on the Cannock Extension Canal SAC should be carried out, and the results set out in the SAD & AAP HRA Screening Assessment report. The outcome of the evaluation has confirmed that any harmful effects likely to arise from fireclay extraction and associated development at Yorks Bridge are capable of being prevented through mitigation, and that as there is considerable uncertainty about where working might take place, the effects can only be determined with confidence at the planning application stage. The requirement at paragraph h) xi. of the policy to provide a detailed HRA with a planning application is therefore justified and the background to this is explained in the Proposed Modifications to the Policy Justification. The outcome of the HRA Screening

							Assessment has also been reflected in the updating of the SAD and AAP SA Report.
774	Lichfield	Baldwin	9.	9q. Coal	M9	Support.	No Change Proposed
	District		Sustainab	and			Welcome Support.
	Council		le Use of	Fireclay			
			Minerals	Extraction –			
				Brownhills			
681	Coal	Northcote	9.	9s. Energy	M10	The Coal Authority supports this Policy.	No Change Proposed.
	Authority		Sustainab	Minerals -			Welcome Support.
			le Use of	Unconventi			
			Minerals	onal			
				Hydrocarbo			
				ns			
ı							

Chapter	10: Transp	ort and Infras	tructure										
Unique Ref - Respond ent	Unique Ref - Other (where Respond ent is Agent)	Respondent Organisation	Agent	Last Name	Topic	Sub-Topic	Policy Referenc e	Site Referenc e	Section Referenc e	Supports the Plan - Provide Summary	Objects to the Plan - Provide Summary	Proposed Modifications	Council Final Response
758		Friends of the Earth		Kells	10. Transpor t and Infrastruc ture	10a. Transport - General	Т4				Transport policies have been largely saved from the UDP, which predates the NPPF and NPPG. T4(g) is out of date.	Reference to the need to meet three policy requirements of the NPPF para 32, and add reference to travel plans being developed alongside proposals.	Change Proposed Modify T4(g) to refer to sustainable transport modes and cost-effective transport improvements to reflect NPPF paragraph 32. (MMSAD56)
2301		Gallagher Estates	Pegasus Planning	Cox	10. Transpor t and Infrastruc ture	10c. Bus Services - General	T2			Gallagher Estates support the changes proposed to the policies within this section.			No Change Proposed. Welcome Support.
2275		West Midlands ITA		Davies	10. Transpor t and Infrastruc ture	10d. Bus Services - Improveme nts	T2		10.2.8 (to be renumbe red 10.3.3)		Support, but reference to the Black Country Rapid Transit Review should be made.	When completed, would be grateful if reference made to the Bus Network development plan for Walsall.	Change Proposed Add reference to Bus Network development plan in preparation to Delivery section (paragraph 10.2.4, renumbered from 10.2.9, after policy T2) (OMSAD57)
2275		West Midlands ITA		Davies	10. Transpor t and Infrastruc ture	10f. Rail Network - General	ТЗ		10.2.8	Support. Protection for the Stourbridge - Walsall - Lichfield rail line should continue in view of the strategic benefits.	Reference to the Black Country Rapid Transit Review should be made.	Add reference to the Black Country Rapid Transit Review Study in the Evidence section.	Change Proposed. Proposed Modification to Section 10.2.8 (Evidence) - add reference to Black Country Rapid Transit Network Review. (OMSAD56 and OMSAD59)
2301		Gallagher Estates	Pegasus Planning	Cox	10. Transpor t and Infrastruc ture	10f. Rail Network - General	ТЗ			Gallagher Estates support the changes proposed to the policies within this section.			No Change Proposed. Welcome Support.
774		Lichfield District Council		Baldwin	10. Transpor t and Infrastruc ture	10h. Rail Network - Potential Passenger and Freight Services	ТЗ			Support.			No Change Proposed Welcome Support.
2275		West Midlands ITA		Davies	10. Transpor t and Infrastruc ture	10l. Highway Network - General	T5				Support, but more efficient use of road space taking account of all modes should be noted under the Key Route Network.	Making more efficient use of road space, taking account of all modes, should be noted under the Key Route Network.	Change Proposed. Explanatory text about the Key Route Network added to the Policy Justification under policy T4
2301		Gallagher Estates	Pegasus Planning	Cox	10. Transpor t and Infrastruc ture	10m. Highway Network - SHN	T4			Gallagher Estates support the changes proposed to the policies within this section.			No Change Proposed. Welcome Support.
2402		Highways England		Dray	10. Transpor t and Infrastruc ture	10m. Highway Network - SHN				We welcome that the SAD recognises an aspiration to maintain a 25 metre buffer between development and the SRN to allow for future maintenance and any potential improvements. We also welcome that the SAD sets out the requirement for development to adhere to DfT Circular 02/2013 and the Design Manual for Roads and Bridges (DMRB) guidance and standards, where applicable.			No Change Proposed. Welcome Support.

31	Vodafone and	CIIL	McHenry	10.	10y.	Omission		We consider it important that there is a specific	We would suggest some introductory	No Change Proposed.
	Telefonica			Transpor	Infrastructu	Policy		telecommunications policy within the emerging L	al wording and a policy which reads:	The level of detail in the suggested policy relates to
	(O2)			t and	re - Other			Plan. We consider that the vital role that	"Proposals for telecommunications	development management matters and would not b
				Infrastruc				telecommunications play in both the economic ar	development will be permitted	appropriate for a site allocation document. In any ca
				ture				social fabric of communities merit the inclusion o	provided that the following criteria are	the wording is similar to the existing saved UDP poli
								policy which refers specifically to	met:	ENV38.
								telecommunications developments.	(i) the siting and appearance of the	
									proposed apparatus and associated	
									structures should seek to minimise	
									impact on the visual amenity, character	
									or appearance of the surrounding area;	
									(ii) if on a building, apparatus and	
									associated structures should be sited	
									and designed in order to seek to	
									minimise impact to the external	
									appearance of the host building;	
									(iii) if proposing a new mast, it should	
									be demonstrated that the applicant has	
									explored the possibility of erecting	
									apparatus on existing buildings, masts	
									or other structures. Such evidence	
									should accompany any application	
									made to the (local) planning authority.	
									(iv) If proposing development in a	
									sensitive area, the development should	
									not have an unacceptable effect on	
									areas of ecological interest, areas of	
									landscape importance, archaeological	
									sites, conservation areas or buildings of	
									architectural or historic interest.	
									When considering applications for	
									telecommunications development, the	
									(local) planning authority will have	
									regard to the operational requirements	
									of telecommunications networks and	
									the technical limitations of the	
									technology."	

11: Miso	1: Miscellaneous Comments  Unique Respondent Agent Last Name Topic Sub-Topic Policy Site Section Supports the Plan - Provide Summary Objects to the Plan - Provide Summary Proposed Modifications Council Final Response													
Unique Ref - Respond ent	Unique Ref - Other (where Respond ent is Agent)	Respondent Organisation	Agent	Last Name	Topic	Sub-Topic	Policy Referenc e	Site Referenc e	Section Referenc e	Supports the Plan - Provide Summary	Objects to the Plan - Provide Summary	Proposed Modifications	Council Final Response	
2264		Home Builders Federation		Green	11. Miscellan eous Commen ts	1a. SAD - General	HC1		Overall Plan		Walsall has a role in meeting housing needs arising from Birmingham. The Objectively Assessed Housing Need in the Greater Birmingham Housing Needs Study shows a greater housing requirement than referred to in the SAD.  Policy HC1 does not distinguish between sites with planning permission and those without. It is not certain that the plan demonstrates a 5 year housing land supply.  The widest possible range of housing sites is required.  The brownfield first principle relates back to previous national policies.  The plan period should be extended or an early review policy should be included. An up to date viability assessment is also required.	Review the Draft Walsall SAD with respect to the Duty to Co-operate, the plan period, and objectively assessed housing needs / housing requirement.	No Change Proposed. The SAD and evidence contained elsewhere, including the 2016 SHLAA, already address the issues raised	
2301		Gallagher Estates	Pegasus Planning	Cox	11. Miscellan eous Commen ts	1a. SAD - General			Overall Plan		Whilst the Publication Draft Plan document does provide some planning policy context, it fails to recognise that the BCCS was adopted prior to the introduction of the NPPF and that much of the evidence base that supported the Strategy is significantly out of date. The document, for example, does not debate the appropriateness of the housing requirement contained within the BCCS or reference more recent evidence which considers the objectively assessed housing need within the Borough and the wider Greater Birmingham Housing Market Area in which Walsall lies.  The most recent Walsall Local Development Scheme anticipates that a review of the BCCS will commence in 2016 but there is no reference to this review within the SAD Publication Draft Plan.	Abandon SAD and divert resources towards review of BCCS.	No Change Proposed. The SAD is intended to help bring forward housing sites that will contribute to meeting not just the borough's own needs but also potentially need arising from Birmingham or elsewhere. Abandoning the SAD at this stage would simply delay the development of these sites.  The appropriate forum for considering any increase in housing requirements above those proposed in the adopted BCCS would be through a review of the BCCS. Section 1.3 of the SAD Publication Document already refers to this proposed review.	
2616		Walton Homes	JVH Town Planning Consulta nts Ltd	Beavin	11. Miscellan eous Commen ts	1a. SAD - General			Overall Plan		The plan is not positively prepared – the plan fails to allocate enough land to meet the needs of the various uses required and is inconsistent in placing development in the right locations, especially in terms of housing provision which is restricted to only being delivered on Brownfield sites. The plan is not justified – it is taking an out of date strategy approach and failing to meet the OAHN [objectively assessed housing need] by not looking ahead to incorporate the most appropriate strategy when considered against reasonable alternatives such as a Green Belt Review. The plan is ineffective – as it fails to make provision for housing on land which other than brownfield sites this is an ineffective approach and likely to see the plan fail to deliver on account of viability and attractiveness to the market with an overreliance on such sites. The plan is inconsistent with national policy – as it fails to meet the OAHN and allocate sustainable housing sites having undertaken an appropriate review of all	A Green Belt review is required.	No Change Proposed. The SAD, together with other housing sites identified in the SHLAA, identify developable sites for housing in excess of the number required to meet housing need to at least 2026 without the need to release sites in the green belt. The completion of housing sites since 2026 has exceeded the trajectory in the BCCS, so housing needs are demonstrably being met.	

							development options including a review of the Green	
							belt and taking account of the housing requirements	
							from Birmingham.	
1741	A	Aldridge	Rochelle	11.	1a. SAD -	The report to the Aldridge and Beacon Area		No Change Proposed.
	С	Central &		Miscellan	General	Panel on the SAD by Council officers was		Welcome Support.
	S	South Ward		eous		well received, with sufficient sites identified		
				Commen		for the next ten years. We were pleased		
				ts		that conservation and Green Belt land was		
						retained. Our area provides a 'green lung'		
						for Walsall. The area has the remarkable		
						distinction of having the oldest age profile in		
						Great Britain with Aldridge being the oldest		
						and Pheasey being close behind, with close		
						to 30% of the population over 60 years of		
						age and 60% being over the age of 45 years.		
						The area is worthy to be conserved and far		
						from affluent. We have a balance of		
						industrial areas and residential areas.		
1797			Treadw	ell 11.	1a. SAD -	I had the opportunity to look at your plans		No Change Proposed.
				Miscellan	General	when you brought them to Aldridge		Welcome Support.
				eous		shopping centre last week. The current		
				Commen		plans seem to be well thought out and I am		
				ts		delighted that so much of the development		
						sites are in brownfield areas. It is really		
						important to protect the green belt.		
2220			Gregory	11.	1a. SAD -	No comments on Plan.		Noted.
				Miscellan	General			
				eous				
				Commen				
				ts				
2339			Cox	11.	1b.		Would like to comment on the lack of information	No Change Proposed.
				Miscellan	Consultatio		regarding the recent meeting at the Town Hall. Only	
				eous	n Process		one resident in my area was aware of this - how can	The respondent - like all who provide their details - will
				Commen			we give an opinion if we are not aware of the	be contacted as part of forthcoming consultations.
				ts			meeting?	