

Walsall Site Allocation Document (SAD) Pre-Submission Modifications

Walsall Council is consulting on these proposed modifications for 6 weeks between **Monday 7th November and Monday 19th of December**. Information on how to respond and response forms can be found on our website at:

www.walsall.gov.uk/site_allocation_document

Following consultation between March and May 2016 on the “Publication” draft plan, the Council is proposing a number of modifications. These aim to address issues raised during the consultation as well as to update factual information and to correct errors and omissions. We are now seeking views on these modifications. Subject to the outcome of this consultation, the Council will invite the inspector to consider these modifications when the plan is submitted for examination.

The table below sets out the proposed pre-submission modifications. Most of the modifications were agreed by the Council’s Cabinet on 27th July 2016, and are contained in Appendix B to the Cabinet report. We have since made some further modifications for clarity and renumbered the modifications to make the schedule more accessible.

The modifications have been divided into the following categories:

- Modifications to policies (including supporting text) that change the meaning of the policies or could impose additional requirements on development (“main modifications”) – the schedule sets out 56 proposed main modifications and these are shown in **bold text** and have references beginning with ‘**MMSAD...**’;
- Other modifications that do not change the meaning of policies or are to the policy justification or other text (“other modifications”) – these have references that start with “**OMSAD...**”;
- Minor changes to correct or update factual and typing errors that do not affect the meaning of the policies, and changes to the numbering of sections, tables and maps – these are not referenced and are not listed individually in the following schedule;
- Changes to the Policies Map or other maps in the document (these can be either “main modifications”, “other modifications” or minor changes). Modifications to the Policies Map are listed both under the chapter of the SAD to which they relate and in a separate section of this schedule.

Where the modifications propose new text then it is shown underlined in the schedule. Text proposed for deletion is shown with a ~~strike through~~. Please note that maps, tables and some modifications that are too lengthy to fit into the schedule are provided as Appendices at the end of each relevant chapter. .

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The schedule also identifies where Sustainability Appraisal (SA) is required to consider whether or not a modification might have a significant impact. Where a need for such an appraisal has been identified the necessary assessment has been included in an updated SA.

In this schedule of modifications, page and paragraph numbers relate to the original Publication Draft Plan rather than the latest track changes version we have produced to help with the consultation.

A “track changes” version of the plan has been produced to show the effects of these modifications on the plan. This can also be found on our website: www.walsall.gov.uk/site_allocation_document. In the track changes version of the plan new text is shown in blue, with Main Modifications highlighted.

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Proposed Modifications to Site Allocation Document (SAD)						
Reference <i>(number in Cabinet Report is in italics)</i>	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?
General Changes made as a result of these modifications (and other minor edits) are shown but are not numbered in the document						
Minor Change 1 <i>Modification is not marked in the “track changes” plan</i>	Whole Plan	All chapters	<p>Update proposed site allocations and other policy designations to reflect the situation at the baseline date of 31/03/2016. Delete allocations where development has commenced or is under construction. Add explanatory text in Introduction and individual chapters as appropriate.</p> <p>Ensure consistency between policies, Policy Map and maps in the document, especially where policies/ allocations have been updated/ modified.</p> <p>Update details of “Assets and Constraints, and Notes” where not mentioned under individual topics and sites below. List within each policy box. Put the Assets and Constraints in alphabetical order (so as not to imply any are necessarily more significant than others in any particular case).</p> <p>Provide more information in site / area names and /or addresses.</p>	No – updating only. Changes that have significant implications for policies or sites are listed individually as main or other modifications below.	To ensure that the information in the SAD is as up-to-date as possible and that there is a consistent baseline date for the information included in the plan where possible.	No
Minor Change	Whole	All chapters	Ensure terms are used consistently	No	Standardisation	No

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<p>2</p> <p><i>Modification is not marked in the “track changes” plan</i></p>	<p>Plan</p>		<p>throughout document, including:</p> <ul style="list-style-type: none"> - Use term “Assets and Constraints, and Notes (see Chapter 2 for codes)” in tables of sites - “UDP Saved Policy”, not “saved UDP Policy” etc. in policy title - “Policy xx”, not “SAD Policy xx” or “Policy saved and updated from UDP” - “Policies Map”, not “SAD Policies Map” (except where necessary to distinguish from other maps). 	<p>– editing only</p>	<p>throughout the Plan.</p>	
<p>Minor Change 3</p> <p><i>(MODSAD3)</i></p> <p><i>Such modifications are marked but are not given reference numbers in the “track changes” plan</i></p>	<p>Whole Plan</p>	<p>All chapters</p>	<p>Remove question marks re references to the BCCS and apply use of singular / plural indicator(s)/ target(s) consistently.</p> <p>Update references to maps and tables where these have changed or are missing.</p> <p>Renumber paragraph and section numbers to correct errors and incorporate additions/ deletions.</p>	<p>No</p> <p>– editing only</p>	<p>Standardisation throughout the Plan.</p>	<p>No</p>

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Chapter 1: Introduction						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?
No Modifications at this stage. However, it should be noted that this chapter will need to be modified at the adoption stage to reflect that work on the preparation of the plan will have been completed.						

Chapter 2: Objectives, Regeneration Corridors and Issues						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?
MMSAD1	11	Policy RC1: The Regeneration corridors	Delete “ and Centre ” from third line of policy Add text to 4 th paragraph of policy justification: “Policy RC1 does not place any new policy requirement on development. Showing the precise boundaries of these corridors in the SAD will help us to monitor existing policies in the BCCS. We have therefore identified their potential boundaries on the Policies Map and on plan above. <u>It should be noted that the SAD does not cover Walsall Town Centres or the District Centres. However, policy RC1 will help to clarify which of policies CSP1 or CSP2, and other policies in the BCCS, will apply to development in the centres. Most of the district centres in Walsall are in a regeneration corridor.</u> ”	Yes	The SAD does not cover Walsall Strategic Centre so the policy cannot apply to this area.	No
MMSAD2	15	Assets and Constraints: Policy section f) Water	Add text to first paragraph: “...The Environment Agency has advised that the Council’s technical information in relation to flood risk ⁸ is appropriate for the purposes of this plan <u>although the EA’s flood risk mapping should also be considered⁸</u> . On this basis, <u>where sites are subject to flood risks these are identified as site-specific constraints in the site allocation policies in the following</u>	Yes	In response to representations by the Environment Agency (2658).	Yes

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			<p>chapters. However, flood risk can change over time as <u>circumstances change and new technical information becomes available</u>. Flood Risk Assessments (FRA) investigate flood risk in more detail, identifying what steps are necessary to make development acceptable, and not result in greater risk of flooding elsewhere. In some cases there might be scope for site specific Flood Risk Assessments (FRA) to refine the existing flood risk modelling further. <u>Future work, especially in respect of major developments will be expected to take account of recently introduced climate change allowances requirements (see Policy EN3).</u> “</p> <p>Add hyperlink to Footnote: “8 Preparatory Work for Walsall Local Flood Risk Management Strategy, JBA (2013) http://cms.walsall.gov.uk/index/environment/planning/planning_policy/local_plans/evidence.htm , and see the <u>Environment Agency website</u> https://www.gov.uk/government/organisations/environment-agency”</p>			
OMSAD1	15	Paragraph following 'f)' on water issues.	<p>Additional text. “We have included the general constraints in Table 2.1 below, which also lists the ‘specific’ assets and constraints we have identified and BCCS and UDP saved policies that are likely to be relevant for development management purposes. <u>We have not included infrastructure such as for the supply of water for sewerage,</u></p>	No: text provides additional explanation and does not changes policy or allocations	To reflect that issues relating to a high voltage power line and possible underground water courses have been raised by respondents (811 and other individuals) in	No

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			<p><u>for gas and electricity and for communications. In some respects these are similar to transport infrastructure in that they can help support development in certain locations whilst they can also constrain specific sites. However, comprehensive information is not available and many of the issues are dealt with outside of the planning system.”</u></p>		<p>respect of Policy EN7 on Great Barr Hall and Estate. The Proposed Modification to Policy EN7 refers to these issues. However, it is notable that such matters have not been raised in respect of any other sites, although infrastructure issues will exist in many places.</p>	
OMSAD2	16	<p>Section 2.3.2 and Table 2.1 Assets and Constraints and Walsall’s Local Plan Policies – Specific Assets and Constraints – GB: Site in the Green Belt</p>	<p>Add additional text (including what has been in footnote 9) after second paragraph: “The specific assets and constraints that we consider need to be taken into account in relation to each site are set out in the site allocation and designation policies in the following chapters of the plan. <u>This has been done on the basis of the information available, and relates to the allocations and designations proposed in this plan. Where an asset or constraint is not mentioned against a particular site, this does not necessarily mean that development of the site would not have to take that asset or constraint into account. The assets and constraints listed are only those that might affect whether a site should be allocated in the local plan for a particular use. There are other matters that might need to be taken into account in a planning application: some of these are referred to in the remaining “saved” polices of the UDP, such as protected</u></p>	<p>No: text provides additional explanation and does not changes policy or allocations</p>	<p>To clarify the purpose and limitations of the assets and constraints that are listed.</p>	<p>No</p>

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			<p><u>trees and species.”</u></p> <p>Move text from “Notes to Table 2.1” footnotes (point 2 and point 1) into main body of text (the 3rd and 4th paragraphs)</p> <p>“The full range of all of the potential constraints we have identified is listed in Table 2.1 below. Table 2.1 identifies each of the specific constraints in terms of a code, which is used in the site policies in following chapters. <u>General Constraints have not been coded as they are not listed in the site allocation policies in the following chapters.”</u></p> <p>“Where an asset or constraint has been identified, developers or other interested parties should take into account the relevant local and national planning policies that look to ensure any development at the site would not have a detrimental impact on the environment or on infrastructure, and that schemes address any potential constraints sufficiently. For each asset and constraint Table 2.1 identifies the relevant local policies - from the BCCS, the saved policies from Walsall’s UDP or from within this SAD document. <u>The relevance of the identified, and possibly other, local policies will depend on particular proposals. National planning policies will also be relevant.”</u></p> <p>Move text from “Notes to Table 2.1” footnotes (point 4) into the line of Table 2.1 relating to Green Belt, 3rd column:</p> <p>“Site in the Green Belt (and/or in open countryside – <u>almost all of Walsall’s countryside is designated as Green</u></p>		<p>Text has been moved from footnotes and the footnotes deleted to avoid duplication and to simplify the text.</p> <p>The modification to Green Belt is self-explanatory simplification of the text. A separate code for open countryside is</p>	
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			<p><u>Belt)</u></p> <p>Delete the footnotes:</p> <p>9. This has been done on the basis of the information available, and relates to the allocations and designations proposed in this plan. Where an asset or constraint is not mentioned against a particular site, this does not necessarily mean that development of the site would not have to take that asset or constraint into account.</p> <p>“Notes to Table 2.1:</p> <p>1. The relevance of the identified, and possibly other, local policies will depend on particular proposals. National planning policies will also be relevant.</p> <p>2. General Constraints have not been coded as they are not listed in the site allocation policies in the following chapters:</p> <p>3. Specific Constraints</p> <ul style="list-style-type: none"> • Codes in UPPER CASE: Asset or constraint lies within all or part of the site • Codes in lower case: Asset or constraint is outside the site but is likely to be affected by or to affect development of the site. <p>4. Almost all of Walsall’s countryside is designated as Green Belt.”</p>		unnecessary.	
OMSAD3	17-22	Table 2.1: Assets and Constraints and Walsall’s Local Plan Policies	<p>Add the following to the list of Specific Assets and Constraints in Table 2.1:</p> <p><u>“EZ – Black Country Enterprise Zone”</u></p> <p><u>“LDO – Darlaston Local Development Order”</u></p>	No: factual addition .The EZ and LDO already exist.	Omitted from Table of Assets and Constraints in error, although LDO and EZ are identified	No

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			<p>“BCCS, UDP Saved and SAD Policies – <u>None</u>”</p> <p>Note: there are no specific local plan policies in relation to these designations (as opposed to site allocations. Rather, the EZ and LDO are about how planning decisions are made.</p>		<p>as Assets or Constraints against some industrial sites in Policies IND1 – IND5. A related Modification is proposed to add a Map and explanatory text to Chapter 4.</p>	
MMSAD3	17-22	Table 2.1: Assets and Constraints and Walsall’s Local Plan Policies	<p>Add the following to the list of Specific Assets and Constraints in Table 2.1:</p> <p>“<u>MP (mp) – Permitted Minerals Sites</u> BCCS Policy – <u>MIN1 – MIN4</u> UDP Saved Policy – <u>N/A</u> SAD Policy – <u>M4 – M9</u>”</p> <p>“<u>RCL – Registered Common Land</u> “BCCS, UDP Saved and SAD Policies – <u>None</u>”</p>	Yes	<p>Addresses inconsistency and responds to objections by Mineral Products Association (441) and Parkhill Estates (2597) about proposals for housing development near to potential future mineral working areas – MSA and Areas of Search are already identified as a constraint in the table but not Permitted Minerals Sites.</p> <p>The presence of RCL, which is subject to its own legislative requirements, has the potential to prevent development</p>	No

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					unless, amongst other matters, compensatory provision is found elsewhere.	
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Chapter 3: Homes for Our Communities						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?
MMSAD4	24 - 31	HC1: Land Allocated for New Housing Development Table HC1 and Policies Map	<p>Amend details for individual sites as follows:</p> <p>HO1: Add Planning Status "<u>UC</u>"</p> <p>HO11: Amend "Assets and Constraints, and Notes" to state "F2, F3 (parts of site) but defended by culvert. Also possible TS site: <u>see policy HC4</u>"</p> <p>HO16: Add "F2,F3 (parts of site) but defended by culvert" in "Assets and Constraints, and Notes"</p> <p>HO37: Add "lb" to "Assets and Constraints, and Notes"</p> <p>HO45: Amend Planning Status to "<u>UC</u>"</p> <p>HO87: Amend Planning Status to "<u>UC</u>"</p> <p>HO181: Add "LB" and "lb" to "Assets and Constraints, and Notes"</p> <p>HO182: Add "MSA" to "Assets and Constraints, and Notes"</p> <p>HO217: Add "lb" to "Assets and Constraints, and Notes"</p> <p>HO221: Amend Planning Status to "<u>UC</u>"</p> <p>HO303: Add note to "Assets and Constraints, and Notes": "Site area excludes land within planning permission boundary that is a SINC (pool and adjacent land)"</p> <p>Reduce "Housing capacity" to "<u>188</u>" dwellings.</p>	<p>Updating of planning status – No</p> <p>Updating of constraint information - Yes</p>	<p>Planning status updated to show sites as at 31/03/2016. Sites that are now UC are proposed to be deleted from the adopted version of the SAD but are retained for now to show changes.</p> <p>Flood risk details updated to take account of latest advice and mapping from Environment Agency (2658).</p> <p>Reference to Mineral Safeguarding Area added to all potential housing sites of 5ha or more in size to ensure consistency with BCCS Policy MIN1</p>	<p>Updating of planning status – No</p> <p>Updating of constraint information - Yes</p>

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			<p>Note: The modification to site HO303 is also listed in Chapters 4 and 6 (Industry and Open Space) and is also shown on the Policies Map as MMSAD13.</p> <p>HO305: Amend note to “Assets and Constraints, and Notes”: <u>“Site area reduced and estimated housing capacity takes account of the need to exclude the land most vulnerable to flooding from developable area, as well as to exclude land that is within the Green Belt. Existing policies that may require justification for the loss or relocation of the existing tennis courts will continue to apply”</u>. Reduce “Housing capacity” to “<u>42</u>” dwellings.</p> <p>HO308: Add “<u>ca, II, Ib</u>” to “Assets and Constraints, and Notes”</p>		<p>and in response to representation from Mineral Products Association (441).</p> <p>Area of SINC formerly within site HO303 is to be allocated as open space under policy OS1 instead.</p> <p>Wording in respect of site HO305 amended to clarify status of reference to tennis courts as well as to reflect that part of the site is at serious risk of flooding and the previously-proposed extent of housing use had not been justified in terms of the ‘exception test’ under national policy. The revised allocation seeks to reflect the NPPG in respect of vulnerability to potential flooding. In addition some of the site overlapped the boundary of the</p>	
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					<p>Green Belt. References to a nearby Conservation Areas (ca) and to Listed buildings on or near to sites (LB /lb) or a nearby Locally Listed Building (ll) are for completeness.</p>	
MMSAD5	26	<p>HC1: Land Allocated for New Housing Development Table HC1 and Policies Map</p>	<p>Delete Site HO58: Walsall Road, Walsall Wood as housing site allocation: “HO58 Walsall Road, Walsall Wood NO2, sline, PROW 51”</p>	Yes	<p>Site lies adjacent to Highfields North Permitted Minerals Site (MP9) which is subject to a ‘dormant’ planning permission for mineral extraction (see SAD Policy M8). The potential for land use conflict has been identified by Parkhill Estate (2597) and means that the site would not be suitable for housing during the lifetime of the plan. Mineral Products Association (441) has also raised concern that site allocations on peripheral sites</p>	Yes

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					could compromise mineral working and sterilise mineral resources.	
OMSAD4	31	HC1: Land Allocated for New Housing Development Planning Status Codes in Table HC1	Add note to state: “These codes show the situation as at 31 st March 2016. Sites that are ‘UC’ no longer need to be allocated in the SAD, however they are still listed at this stage to be consistent with earlier versions of the document.”	No– updating site status only	Updating of Planning Status of housing sites to reflect their status at the SAD ‘baseline date’ which is 31/03/2016.	No
OMSAD5	32	HC1: Land Allocated for New Housing Development 3.2.1 Policy Justification	Amend 4 th paragraph on Page 32 as follows: “The following sites that were proposed for allocation for housing in the Preferred Options <u>and Publication</u> versions of the SAD have been deleted and are no longer proposed for this use <u>for the reasons stated:</u> ” Add the following site to the table immediately below this paragraph: Ref/ Site Name or Address: “ <u>HO58: Walsall Road, Walsall Wood</u> ” Reason for Deletion: “ <u>The site is adjacent to a Permitted Minerals Site (MP9: Highfields North). It is therefore not appropriate to allocate it for housing as this could compromise implementation of the mineral permission.</u> ”	No – change is consequential to MMSAD5	To update the information in the table, and explain the reasons why some housing sites have been omitted from the plan following the Publication stage.	No
OMSAD6	33	HC1: Land Allocated for New Housing Development Section 3.2.2 Evidence	First bullet point to state “Strategic Housing Land Availability Assessment and Housing Land Supply Update 2014 <u>2016</u> ”	No– updated information only	This is the latest version of Walsall’s SHLAA.	No

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OMSAD7	33	HC1: Land Allocated for New Housing Development Section 3.2.3 Delivery	Add 3 rd paragraph to section: “Re-using previously developed land and with most proposed housing sites being relatively small means that in most cases there is unlikely to be a need for significant new infrastructure to serve the proposed housing allocations. However, some of the larger housing sites, and locations where the cumulative total number of new dwellings in the area is high, means that some housing developments may need to contribute to off-site improvements to highways, public transport and other infrastructure. An example of this are the housing sites, HO60, HO62, HO65, HOU66a and 66b and HOU181, which are likely to have a significant cumulative impact in terms of traffic generation and access onto Wolverhampton Road and the town centre ring road.”	No. Explanation of the need to consider potential cumulative impacts at the delivery stage.	To highlight that some housing developments may need to contribute to local improvements.	No
OMSAD8	35	HC2: Development of Other Land for Housing Section 3.3.2 Evidence	First bullet point to state “Strategic Housing Land Availability Assessment Update 2016”	No– updated information only	This is the latest version of Walsall’s SHLAA.	No
MMSAD6	40	HC4: Accommodation for Gypsies and Travellers and Travelling Show people	Amend first sentence of policy HC4 a) to state: “The sites listed in Table HC4a and shown on the Policies Map are proposed for <u>permanent pitches</u> for Gypsies and Travellers or <u>plots</u> for Travelling Showpeople as indicated.”	Yes	For clarification.	No
MMSAD7	42-43	HC4: Accommodation for	Amend details for individual sites as follows:	Yes	Flood risk details updated to take	Yes Updating of

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		<p>Gypsies and Travellers and Travelling Show people</p> <p>Tables HC4a and HC4b</p>	<p>HO11: Amend “Assets and Constraints, and Notes”: “F2, F3 (parts of site) but <u>defended by culvert. Also possible general housing site: see policy HC1”</u>”</p> <p>HO27: Amend “Assets and Constraints, and Notes”: “cn, <u>GW, MSA, PROW, SLINC. Some or all of these may not apply depending on the precise location of the area to be developed for GT within the wider general housing site.</u>”</p> <p>HO29: Amend “Assets and Constraints, and Notes”: “cn, <u>MSA, SLINC. Some or all of these may not apply depending on the precise location of the area to be developed for GT within the wider general housing site.</u>”</p>		<p>account of latest advice and mapping from Environment Agency (2658). Reference to Mineral Safeguarding Area constraint added to all potential housing sites of 5ha or more in size, to ensure consistency with BCCS Policy MIN1 and in response to representation from Mineral Products Association (441). References to other Assets and constraints (Greenway, Public Right of Way, Sites of Local Interest for Nature Conservation) for completeness.</p>	<p>constraint information</p>
OMSAD9	48-49	<p>HC4: Accommodation for Gypsies and Travellers and Travelling Show people</p>	<p>Delete final paragraph on page 48 and table on page 49</p> <p>The following sites that were proposed for allocation for gypsies and travellers or travelling showpeople in the Preferred Options version of the SAD have now been deleted and are no longer proposed for these uses.</p>	<p>No. Details of sites that are no longer being considered are not relevant to submission</p>	<p>Details of sites that are not being carried forward are no longer required.</p>	<p>No</p>

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		Section 3.6.1	<p>More detail about the reasons for deletion can be found in the Site Assessment Matrix which forms part of the supporting evidence to this policy. All these sites are now allocated for general housing under policy HC1</p> <table border="1"> <thead> <tr> <th>REF.</th> <th>SITE NAME or ADDRESS</th> </tr> </thead> <tbody> <tr> <td>HO41</td> <td>Mill Street</td> </tr> <tr> <td>HO49</td> <td>Land East of Mill Street</td> </tr> <tr> <td>HO44</td> <td>Poplar Avenue</td> </tr> <tr> <td>HO180</td> <td>Churchill Road (described as Poplar Avenue on Preferred Options)</td> </tr> <tr> <td>HO306</td> <td>Darlaston Multi-Purpose Centre Site</td> </tr> <tr> <td>HO313</td> <td>Royal British Legion Club, Broad Lane Gardens, Bloxwich</td> </tr> </tbody> </table>	REF.	SITE NAME or ADDRESS	HO41	Mill Street	HO49	Land East of Mill Street	HO44	Poplar Avenue	HO180	Churchill Road (described as Poplar Avenue on Preferred Options)	HO306	Darlaston Multi-Purpose Centre Site	HO313	Royal British Legion Club, Broad Lane Gardens, Bloxwich	version of SAD.		
REF.	SITE NAME or ADDRESS																			
HO41	Mill Street																			
HO49	Land East of Mill Street																			
HO44	Poplar Avenue																			
HO180	Churchill Road (described as Poplar Avenue on Preferred Options)																			
HO306	Darlaston Multi-Purpose Centre Site																			
HO313	Royal British Legion Club, Broad Lane Gardens, Bloxwich																			
OMSAD10	50	3.6.4: Monitoring	<p>Amend BCCS Monitoring Indicator Target to state: “COI HOU4 (but with updated timescale and numbers updated)”</p>	No	Editing change.	No														
OMSAD11	51	Map 3.1: Land Allocated for Housing	Amend map to incorporate modifications MMSAD4 and MMSAD5.	No – map is for information only and changes are consequent to the main modifications.	To reflect revised site list and details in policy.	No, but policy changes have been appraised.														

Chapter 4: Providing for Industrial Jobs and Prosperity						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?
MMSAD8	55	IND1: Existing High Quality Industry Site IN93.1	<p>Site IN93.1: Access 10, Bentley Road North, Darlaston</p> <p>Amend Flood Risk Constraint in the “Assets and Constraints, and Notes” column for this site from ‘f2’ to “<u>F2</u>” and add a note saying:</p> <p><u>“Site IN93.1 is adjacent to the River Tame and is partly within Flood Zone 2. The Environment Agency has advised that new developments on this site should include an 8 metre easement.”</u></p>	Yes	<p>For consistency with the Policies Map and in response to comments by the Environment Agency (2658) in relation to Site IN93.2 (Policy IND2) which is part of the same site. Flood risk constraints need to be identified as applying directly to this site. Modification also responds to Environment Agency advice about flood risk mitigation requirements for the Access 10 site.</p>	Yes
MMSAD9	56	IND2: Potential High Quality Industry	<p>Amend text of policy:</p> <p><u>“The sites and areas listed below and shown on the Policies Map are allocated and safeguarded as Potential High Quality Industry. The provisions of BCCS policy EMP2 and UDP saved policy JP8 will apply. Non-high quality industrial uses will be discouraged except where they can be shown not to impinge adversely on the</u></p>	Yes	<p>To ensure policy refers to Policies Map and to correct typing error.</p>	No

SAD – Schedule of Pre-Submission Modifications

			overall quality of the area. Proposals for non industrial uses will not be permitted”			
OMSAD12	56-59	IND2: Potential High Quality Industry: Table of Sites and Policies Map	<p>Amend details for various sites. See table in Appendix to Chapter 4 below:</p> <p>Move sites between ‘occupied’ and ‘vacant’ sections of table and update Policies Map as necessary to reflect status of sites as at 31st March 2016.</p> <p>Insert site into ‘vacant sites’ section of Table: - <u>“IN12.5: Fmr Aldridge Rail Sidings, off Dumblederry Lane, Aldridge”</u> (2.17 ha, designated as a <u>SLINC</u>)</p> <p>Update / correct flood-risk information (principally in terms of ‘notes’) in respect of the following sites:</p> <p>Occupied Potential High Quality Sites</p> <ul style="list-style-type: none"> - IN54.1, IN54.2, IN54.3: Bescot Crescent, Walsall - IN78.3: Midacre, Willenhall - IN88: Holland Industrial Park, Bentley Road South, Darlaston - IN92: Aspect 2000, Bentley Mill Way, Darlaston <p>Vacant Potential High Quality Sites</p> <ul style="list-style-type: none"> - IN78.2: North of Westacre, Longacres, Willenhall - IN84: Central Point, Willenhall Road, Darlaston 	No. Factual changes, updating and correction of errors.	Updating of baseline information at 31/03/2016, including addition of flood risk and other information.	No

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			<ul style="list-style-type: none"> - IN93.2: Access 10 East, Bentley Road North, Darlaston- - IN98.1: Fmr Junction Works, Cemetery Road, Darlaston - IN98.2: Fmr Railway Tavern, James Bridge, Darlaston - IN105: Parallel 9-10, rear of Globe PH, Darlaston Road, Walsall - IN109: Box Pool Site, Darlaston Road, Walsall - IN110: James Bridge Gasholders & South of Gasholders, Darlaston Road, Walsall - IN205: Bentley Mill Way East, Darlaston <p>Add "<u>LDO</u>" to the "Assets and Constraints, and Note"s for 2 sites:</p> <ul style="list-style-type: none"> - IN100.3: Atlas Works, Station Street, Darlaston - IN274: Bentley Green, Bentley Road North, Darlaston <p>Add "<u>SLINC</u>" to the "Assets and Constraints, and Notes" for 1 site:</p> <ul style="list-style-type: none"> - IN63: Tempus 10 North, Wolverhampton Road, Walsall <p>Include site 78.13 (Prolok, Longacres, Willenhall) in site 78.6 (Fmr PSL International, Longacres, Willenhall) as 78.13 is now vacant. Size totals updated to incorporate these</p>			
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To remedy an omission.

To remedy an omission.

SAD – Schedule of Pre-Submission Modifications

			changes.			
OMSAD13	60	IND3: Retained Local Quality Industry	Amend first sentence: “The sites below <u>and shown on the Policies Map</u> are allocated and safeguarded as Local Quality Retained Industry because they meet the criteria set out in the BCCS paragraph 4.14.”	No	To ensure policy is cross-referenced to Policies Map.	No
OMSAD14	60-63	IND3: Retained Local Quality Industry Table of Sites and Policies Map	Amend details for various sites. See table in Appendix to Chapter 4 below: Move sites between ‘occupied’ and ‘vacant’ sections of table and update Policies Map as necessary to reflect status of sites as at 31 st March 2016. Size totals updated to incorporate these changes. Add site 9.11 (Coppice Lane, Aldridge) to sites IN9.9 & IN9.21 (Northgate / Brickyard Road / Coppice Lane, Aldridge) and increase site area by 1.6 ha to <u>57.7</u> ha. Insert site into ‘vacant sites’ section of Table: - <u>“IN9.4: Land at Corner of Brickyard Road, Aldridge”</u> (<u>0.87</u> ha, adjacent to a <u>slinc</u>) Amend “Assets and Constraints, and Notes” for 4 sites: - IN30, IN31 West of Green Lane Walsall – delete reference to locally listed building (“ <u>LL</u> ”). -IN85: Queen Street, Darlaston – add reference to “ <u>LDO</u> ” - IN204: Walsall Road, The Delves, Walsall – add reference to “ <u>GB (southern part)</u> ” - IN103.2: Fmr IMI <u>South</u> of Canal, Darlaston	No	Updating of baseline information at 31/03/2016, including addition of flood risk information. To remedy an omission. This site has been shown on the Policies Map at previous stages. To remedy an omission. This site has been shown on the Policies Map at previous stages. To correct an error and to remedy 2 omissions.	No

SAD – Schedule of Pre-Submission Modifications

			<p>Road, Walsall – add reference to “EZ”.</p> <p>Include site IN2.4 (Apex Road Brownhills) in site IN2.3 (Apex Road, Brownhills).</p>		<p>The site is no longer vacant.</p>	
MMSAD10	60, 64, 65	<p>IND3: Retained Local Quality Industry</p> <p>IND4: Local Industry Consider for Release and Policies Map</p>	<p>Amend proposed allocations of the following sites:</p> <p><u>IN6: Hall Lane, Walsall Wood:</u> [formerly entirely a Local Quality Consider for Release site under Policy IND4] Area west of Hall Lane to be reclassified as Retained Local Quality Industry under Policy IND3 and re-numbered as IN6.1. Add “<u>mp</u>” to “Assets and Constraints, and Notes” column. Area east of Hall Lane to remain as Local Industry Consider for Release (renumbered as IN6.2) under Policy IND4.</p> <p><u>IN8: Birch Lane Stonnall</u> [formerly a Local Quality Consider for Release site under Policy IND4] Reclassify as Retained Local Quality Industry under Policy IND3. Add “<u>aos</u>” to “Assets and Constraints, and Notes” column.</p>	Yes	<p>In response to concerns by Mineral Products Association (441) and Parkhill Estate (2597) about land use conflicts where development is proposed near to potential mineral working sites. Site IN6 is adjacent to Highfields North Permitted Minerals Site (MP9) and Site IN8 is adjacent to the Birch Lane Area of Search for sand and gravel extraction (MXA1) – see SAD Policies M4 and M8. It is agreed that it is not appropriate to designate sites adjacent to potential future mineral working areas as Consider for Release to housing because of the risks of</p>	Yes

SAD – Schedule of Pre-Submission Modifications

					<p>conflict, and that it is preferable to designate them as Retained Local Quality Industry. However, housing development could take place on the part of Site IN6 not adjacent to Highfields North site without compromising the implementation of the mineral permission.</p>	
OMSAD15	64	IND4: Local Industry Consider for Release	Amend first phase of first sentence: “The sites below <u>and shown on the Policies Map</u> are allocated and safeguarded as local quality industry,”	No	Need to ensure policy is cross-referenced to Policies Map	No
MMSAD11	64, 65	IND4: Local Industry Consider for Release and Policies Map	<p>Remove sites</p> <ul style="list-style-type: none"> - IN6 (in part, west of Hall Lane) and - IN8 (Birch Lane) <p>and reclassify them as Retained Local Quality Industry under Policy IND3..</p> <p>See modification to Policy IND3 for details.</p> <p>Table of sites for Policy IND4 amended as below (MMSAD12 and Appendix to Chapter 4).</p>	Yes	See modification to Policy IND3 for details.	Yes
MMSAD12	64-67	IND4: Local Industry Consider for Release and Policies Map	<p>Amend details for various sites. See table in Appendix to Chapter 4 below:</p> <p>Move sites between ‘occupied’ and ‘vacant’ sections of table and update Policies Map</p>	Yes. These are sites that are considered suitable in	Updating of baseline information at 31/03/2016, including addition of flood	Yes

			<p>as necessary to reflect status of sites as at 31/03/2016. Figures for site sizes updated to reflect these changes.</p> <p>Split “West Central Willenhall Sites” as sites IN73.1, IN73.2, IN73.3, IN73.4 are affected by flood risks, whilst sites IN206, IN207 and IN213 are not (although they are in proximity to locally listed buildings) Neither set of sites affects open space (“es”).</p> <p>Amend and update “Assets and Constraints, and Notes” for 5 sites / areas.</p> <ul style="list-style-type: none"> - IN35.1, IN36, IN37 Birchills Sites, Walsall – add reference to “<u>CA</u>” - IN70.5, IN70.7, IN70.8, IN75., 1IN245, IN249: Temple Bar Area, Willenhall – clarify that the area is outside of but close to the “<u>ca CA</u>”, that it is site IN70.7 that contains the listed building (LB) and site 75.1 that contains the locally listed building (LL) and that the number of locally listed buildings that might be affected is “<u>8</u>”. - IN77.1, IN77.3, IN77.4, IN77.5, IN77.6, IN77.14, IN77.17 IN221, IN222: East Central Willenhall – note that IN77.4 has been included within IN77.3 and IN77.6 has been included within IN77.5. Correct the numbers of locally listed buildings within the sites or potentially affected “LL(17), ILL(26)”. Add reference to “<u>MSA</u>”. IN102: Franchise Street, Darlaston – add reference to “<u>MSA</u>” 	<p>principle for redevelopment for different uses.</p>	<p>information.</p> <p>Other amendments for clarity and to correct references to “assets and Constraints”</p> <p>‘MSA’ note added for consistency with Policy IND5 and to respond to objections from Mineral Products Association (441). The sites identified are within the MSA and taken together are more than 5ha in size, albeit that they could come forward in a piecemeal manner.</p> <p>Development would therefore be subject to the requirement in BCCS Policy MIN1 to demonstrate that mineral resources have not been needlessly sterilised.</p>	
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SAD – Schedule of Pre-Submission Modifications

			IN209: King Street, Palfrey – delete reference to “GW”.			
MMSAD13	68-69	IND5: New Employment Opportunities Site IN122 and Policies Map	<p>Amend details of 2 sites.</p> <p>Site IN122: Former Moxley Tip, Moxley Road, Darlaston.</p> <p>Amend SLINC reference (canal) in “Assets and Constraints, and Notes”. column to lower case (“<u>slinc</u>”).</p> <p>Slight amendment to north west boundary to exclude area of SINC. This area is now to be allocated as open space in the SAD. See also changes in Chapter 3 (Housing) under policy HC1 in relation to adjacent site HO303, and changes in Chapter 6 (Open Space).</p> <p>Amend boundary of site IN333 (Willenhall Sewage Works) to include access from Black Country Route. This modification is listed separately in Chapter 10 and is shown on the Policies Map as OMSAD63.</p> <p>Additional text to site IN333 to reference the inclusion of site access as part of the allocation.</p> <p>“Former Willenhall Sewage Works <u>and</u></p>	Yes	<p>Agree with objector (2597) that only a small part of this site is affected by the Walsall Canal SLINC and that the constraint should therefore be indicated in the policy as lower case.</p> <p>There is a SINC (Ward’s Pool) on a small part of IN122 and also a larger part of the site to the north (HO303) which it would be inappropriate to allocate for development. It is therefore proposed to allocate this area for leisure and recreation instead</p> <p>Site IN333 needs to include access to be developable</p>	Yes

SAD – Schedule of Pre-Submission Modifications

			<p><u>access to site, off Anson Rd, Willenhall”.</u></p> <p>Add note: <u>“As a result of the flood risk affecting the allocation, development proposals should be informed by early consultation with the Environment Agency.”</u></p>			
OMSAD16	70	After current final paragraph of section 4.6.3 on ‘Delivery’	<p>Insertion of additional text.</p> <p><u>“Delivery of industrial development will also be supported by the Black Country Enterprise Zone and by the Darlaston Local Development Order (LDO). The importance of providing for industrial development in the area is reflected in the establishment of the Black Country Enterprise Zone, which includes sites in Darlaston (as well as in South Staffordshire). This is complemented by the adoption of an LDO applied to the Enterprise Zone sites and some surrounding Land in Darlaston. This grants planning permission for research and development, light industry, general industry and storage and distribution uses across the overall area, as well as development for the re-use and re-cycling of non-hazardous, non-organic waste enclosed within permanent buildings within a defined sub-zone*. The extent of the Enterprise Zone and the Area covered by the LDO are shown in Map 4.2.”</u></p> <p><u>“The Darlaston LDO is published on the Council’s website:</u> http://cms.walsall.gov.uk/index/environment/planning/ldo.htm</p> <p><u>It sets out that the permissions granted are subject to various restrictions, requirements and conditions. Otherwise (or as an</u></p>	No – factual addition to reflect existing measures.	To reflect the existence of the Darlaston part of the Black Country Enterprise Zone and of the Darlaston Local Development Order.	No

SAD – Schedule of Pre-Submission Modifications

			<p><u>alternative) permissions can be obtained through the use of planning applications. The current LDO came into force in April 2015 and should last for 3 years.”</u></p> <p>Insert Map as shown in Appendix to Chapter 4 below:</p> <p><u>Map 4.1: Darlaston Enterprise Zone and Area of Local Development Order.</u></p>			
OMSAD17	71	Map 4.2 (formerly Map 4.1)	Amend Map of Employment Site Allocations to reflect modifications to sites in this chapter and renumber as Map 4.2	No	Consequential to other modifications in chapter.	No

Appendix to Chapter 4

OMSAD12: Amended details for sites listed under Policy IND2 (sites not listed below are unchanged)**Occupied Potential High Quality Industrial Sites**

Reference	Site / area name	Size (hectares)	Notes, Assets and Constraints, and Notes (See Chapter 2)
IN54.1 IN54.2 IN54.3	Bescot Crescent Sites, Walsall	6.77	F#2 (part), F#3 (north-eastern edge) (note 1), NO2, PROW, slinc
IN78.3 IN78.4 N78.12	Midacre & Rose Hill, Longacres, Willenhall	2.18 2.67	f2, f3 (northern edge) (note 2) MI, PROW
IN78.4 IN78.12	Rose Hill, Willenhall	0.49	
IN78.13	Prelok, Longacres, Willenhall	1.71	NO2 (note 6)
IN88	Holland Industrial Park, Bentley Road South, Darlaston,	7.23	EZ (part), f2 (part), f3 (part) (note 3), LDO
IN92	Aspect 2000, Bentley Mill Way, Darlaston	3.21	CN, EZ, F#2, F3 (part) (note 1), LB, LDO, SLINC
IN100.3	Atlas Works, Station Street, Darlaston	3.66	LDO
IN120.3	Former Wesson, Bull Lane, Moxley	4.86	CN, SLINC, NO2
IN247	Bentley Green, Bentley Road North, Darlaston	0.28	LDO

Vacant Potential High Quality Industrial Sites over 0.4ha

IN12.5	Fmr Aldridge Rail Sidings, off Dumblederry Lane, Aldridge	2.17	SLINC
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SAD – Schedule of Pre-Submission Modifications

IN63	Tempus 10 North, Wolverhampton Road, Walsall	1.76	EZ, F2, f3 (north-eastern edge) , GW (edge), LDO, NO2, <u>SLINC</u>
IN78.2	North of Westacre, Longacres, Willenhall	0.63	f2, f3 (western edge) (<u>note 2</u>)
IN78.6	FMR PSL International, Longacres, Willenhall	<u>3.19</u> 4.48	NO2, (<u>note 6</u>)
IN84	Central Point, Willenhall Road, Darlaston	2.31	CN, EZ, <u>F2, F3 (part)</u> (<u>note 1</u>), LDO, <u>SLINC</u>
IN93.2	Axcess 10 East, Bentley Road North, Darlaston	1.08	CN, <u>F2, F3 (part)</u> (<u>note 4</u>), LDO, <u>SLINC</u>
IN98.1	Fmr Junction Works, Cemetery Road, Darlaston	1.33	<u>F2, F3 (part)</u> , LDO, NO2
IN98.2	Fmr Railway Tavern, James Bridge, Darlaston	0.39	<u>F2, F3 (note 5)</u> , LDO, NO2
IN105	Parallel 9-10, rear of Globe PH, Darlaston Road, Walsall	2.88	CN, EZ, <u>F2, F3 (part)</u> (<u>note 1</u>), f3 (edge) , LB(2), LDO, NO2, <u>SLINC</u>
IN109	Box Pool Site, Darlaston Road, Walsall	1.67	EZ, f2, f3 (edge)(<u>note 1</u>), LDO, NO2
IN110	James Bridge Gasholders & South of Gasholders, Darlaston Road, Walsall	8.1	EZ, F2, F3 (<u>note 1</u>), LB, LDO, MSA, NO2
IN120.3	Former Wesson, Bull Lane, Moxley	4.86	CN, <u>SLINC</u>, NO2
IN205	Bentley Mill Way East, Darlaston	2.4	CN, EZ, f2, f3 (edge) (<u>note 1</u>), GW (edge), LB, LDO, <u>SLINC</u> , NO2
	Total Occupied Potential High Quality land	<u>124.89</u>	
		121.74	
	Total <u>V</u>acant <u>P</u>otential <u>H</u>igh <u>Q</u>uality <u>S</u>ites	<u>68.48</u>	
		69.46	
	Total <u>P</u>otential <u>H</u>igh <u>Q</u>uality <u>L</u>and	<u>193.37</u>	

SAD – Schedule of Pre-Submission Modifications

		191.2	
Notes for Table:			
1. Sites IN54.1, IN54.2, IN54.3, IN84, IN92, IN105, IN109, IN110 and IN205 are adjacent to the River Tame/ Ford Brook corridor and are partly within Flood Zones. The Environment Agency has advised that new developments on these sites should include an 8 metre easement.			
2. Sites IN78.2 and IN78.3 are located on the line of the Tame Tunnel (main river). The Environment Agency has advised that new developments on this site should include a 'no build' zone above the culvert and include a 10 metre easement from the centre line of the culvert.			
3. Site IN88 is adjacent to the Darlaston Brook and River Tame. The Environment Agency has advised that new developments on this site should include an 8 metre easement from the top of the bank.			
4. Site IN93.2 is adjacent to the River Tame and is partly within Flood Zones 2 and 3. The Environment Agency has advised that new developments on this site should include an 8 metre easement.			
6. Site IN98.2 is within Flood Zone 3. The Environment Agency has advised that new developments on this site should include an 8 metre easement.			
6. (Not for inclusion in the adopted plan) Site IN78.6 includes former site IN78.13 which was identified as occupied in the 2016 Walsall Employment Land Review, as the latter site has since become vacant.			

OMSAD14, MMSAD10: Amended details for sites listed under Policy IND3 (sites not listed below are unchanged)			
a) Occupied Local Quality Industrial Sites			
Reference	Site / area name	Size (hectares)	Notes, Assets and Constraints, and Notes (See Chapter 2)
IN2.2 IN2.3 IN2.5	Coppice Side & Apex Road, Brownhills	<u>20.08</u> 19.27	CN, LL, SINC, SLINC, SSSI, (note 1)
<u>IN6.1</u>	<u>Hall Lane (west of) Walsall Wood</u>	<u>1.07</u>	<u>aos, mp, NO2</u>
<u>IN8</u>	<u>Birch Lane, Stonnall</u>	<u>1.6</u>	<u>aos, GB, GW, MSA</u>
IN9.9 <u>IN9.11</u> IN9.21	Northgate / Brickyard Road / Coppice Lane, Aldridge	<u>57.7</u> 56.1	aos, AW, CN, f2, f3 (north-western corner & south-western edge), MI, SLINC, slinc

SAD – Schedule of Pre-Submission Modifications

IN30 IN31	West of Green Lane sites, Walsall	2.92	CN, SLINC, LB(4), II NO2
IN85	Queen Street, Darlaston	1.91	CN, <u>LDO</u> , SLINC
IN204	Walsall Road, The Delves, Walsall	0.89	<u>GB</u> (southern part), NO2 No2

b) Vacant Local Quality Industrial Sites over 0.4ha

Reference	Site/area name	Size (hectares)	Assets and Constraints, and Notes (See Chapter 2)
IN2.1	Bullocks Road, Brownhills	1.49	GF sssi
IN2.4	Apex Rd Brownhills	0.81	CN SLINC sinc (note 1)
<u>IN9.4</u>	<u>Land at Corner of Brickyard Road, Aldridge</u>	<u>0.87</u>	<u>slinc</u>
IN9.12	Adj Joberns Tip Coppice Lane, Aldridge	1.93	<u>s</u> Sinc
IN103.2	Fmr IMI <u>South</u> of Canal, Darlaston Road, Walsall	0.59	CN, <u>EZ</u> , II, LDO, NO2, SLINC
	Total occupied local quality retained land	<u>318.29</u>	
		313.21	
	Total vacant local quality retained land	<u>25.32</u>	
		25.26	
	Total local quality retained land	<u>343.61</u>	
		338.47	

Note for Table (this note will not appear in the adopted SAD): 1. Site IN2.4 is no longer vacant so has been included within site IN2.3.

MMSAD11, MMSAD12: Amended details for sites listed under Policy IND4 (sites not listed below are unchanged)				
a) Occupied Sites to be considered for release				
Reference	Site/area name	Size (hectares)	Potential Alternative (subject to DEL2)	Assets and Constraints, and Notes (See Chapter 2)
IN6.2	Hall Lane <u>(east of)</u> , Walsall Wood	1.81 <u>2.88</u>	Housing	aos, CN, sinc, SLINC, NO2, (note 1)
IN8	Birch Lane, Stonnall	1.6	Housing	GB, GW, MSA, (note 1)
IN35.1, IN36, IN37	Birchills Sites Walsall	0.9	Housing	<u>CA</u> , CN, LL(1), II(2), NO2, SLINC
IN43, IN44.1, IN44.2, IN44.4, IN44.5, IN230, IN236	Chuckery Sites Walsall	3.2	Housing	GW, LL(3), II(5), (note 2)
IN70.5, IN70.7, IN70.8, IN75.1, IN245, IN249	Temple Bar Area, Willenhall	<u>2.7</u>	Housing	ca CA , LB (IN70.7), lb, LL (IN75.1), II(6 8), PROW (IN70.7)
IN73.1, IN73.2, IN73.3, IN73.4 IN206, IN207 IN213	West Central Willenhall Sites	2.3 <u>1.4</u>	Housing	F2, F3, II(3) , es , IN73.3 & IN73.4
IN206, IN207 IN213	<u>West Central Willenhall Sites #2</u>	<u>1.2</u>	<u>Housing</u>	<u>II(3)</u>
IN77.1, IN77.3, IN77.4 , IN77.5, IN77.6 , IN77.14, IN77.17, IN77.20, IN221, IN222	East Central Willenhall Sites	10.84	Housing	f2, f3 (southern edge), LB, lb, LL(117) , II(26) , <u>MSA</u> (note 3)

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IN102	Franchise Street, Darlaston	6.9	Housing	<u>MSA</u>
IN209	King Street, Palfrey, Walsall	0.2	Housing	<u>GW</u>
	Total consider for release occupied stock	<u>58.8</u> 60.4		
	Total consider for release vacant sites	2.54		
	Total consider for release	<u>61.4</u> 62.7		

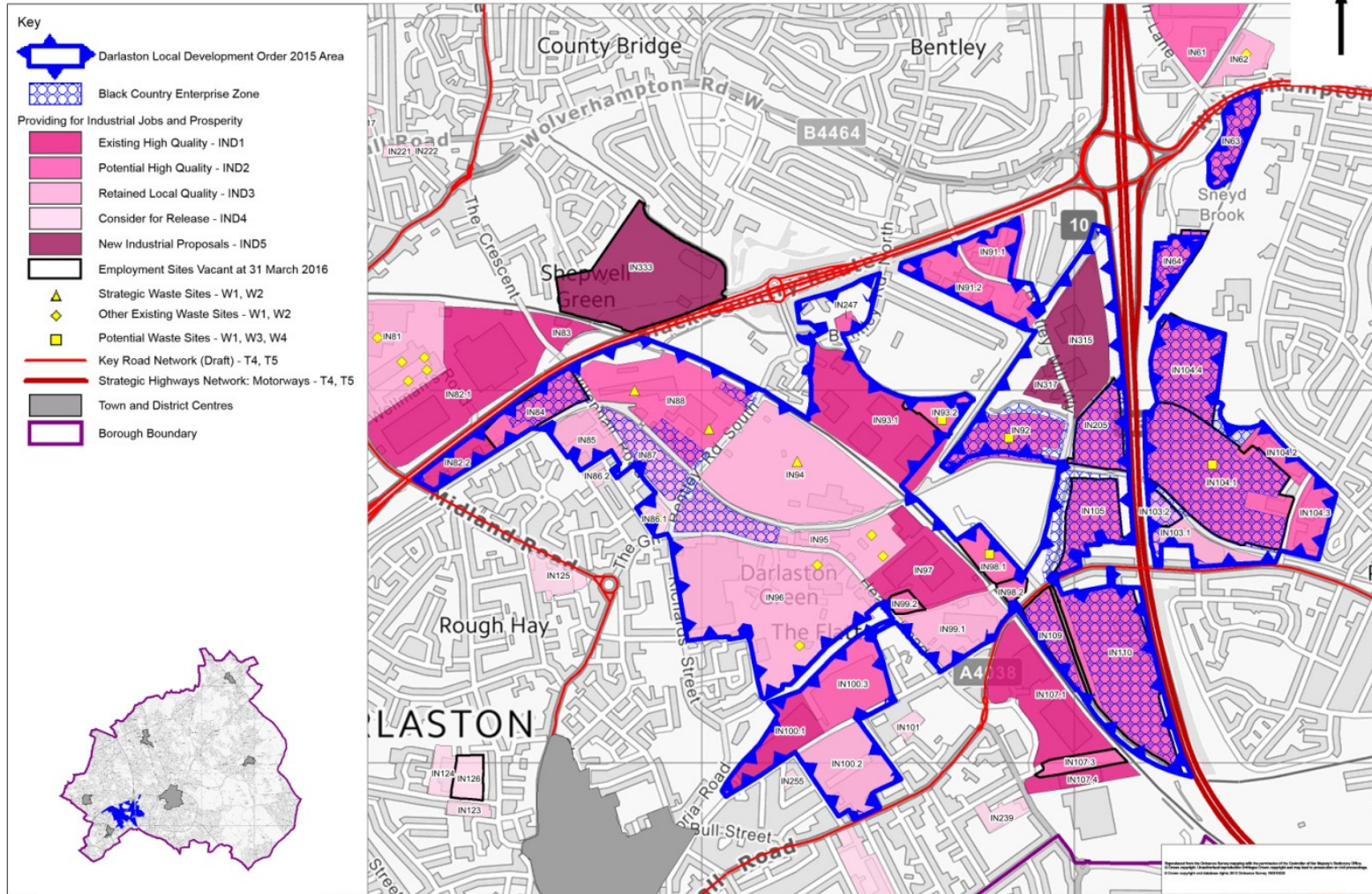
Notes for table (these notes will not appear in the adopted SAD):

Note 1: Part of site IN6 (west of Hall Lane) and the whole of site IN8 (Birch Lane) have been reclassified as Retained Local Quality so are now listed under Policy IND3. The remainder of site IN6 (east of Hall Lane) has been renumbered as site IN6.2.

Note 2: Site IN44.1 no longer includes Burleigh House as the site consists of B1 offices rather than industry. The Policies Map has therefore been amended. However, the area involved is less than 0.05ha so there is no change to the “consider for release” land area total.

Note 3: Site IN77.4 has been combined into IN77.3 and IN77.6 has been combined into IN77.5.

Darlaston Local Development Order and Black Country Enterprise Zone Sites



Chapter 5: Strengthening Our Local Centres						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?
OMSAD18	75	SLC1: Local Centre 5.2.2 Evidence	Update publication date of SHLAA to <u>2016</u>	No – updating of background information	To ensure plan is up to date	No
OMSAD19	80	SLC2: Local Centres Development Opportunities Section 5.3.1	Addition to end of first paragraph: “The opportunities were identified through the Local Centres S study and where appropriate suitable uses have been suggested. <u>The sites are shown on the Policies Map and Map 5.1 below: more detailed plans of individual sites can be viewed in the Local Centres Study.</u>	No: modification adds reference to source of data.	To provide cross-reference to Policies Map and detailed plans of the sites	No
OMSAD20	81	SLC2: Local Centre Development Opportunities 5.3.2 Evidence	Update publication date of SHLAA to <u>2016</u>	No – updating of background information	To ensure plan is up to date	No

Chapter 6: Open Space, Leisure and Community Facilities						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?
OMSAD21	83	OS1: Open Space, Sport and Recreation	Amend paragraph b) of policy to read: “b) Development proposals that would result in the loss of, <u>or would otherwise be within, or that might adversely affect the open space, sport and recreation network, will be assessed in accordance with the NPPF, BCCS Policy ENV6 and UDP Policy LC1. The criteria provided within BCCS Policy ENV6 and UDP Policy LC1 will be applied to determine a proposal’s potential impact on <u>the network open space.</u>”</u>	No - editing for clarification	For clarification.	No
MMSAD4 and MMSAD13 <i>(Modification is listed under Open Space as well as Housing and Industry chapters for completeness)</i>	83	OS1 Open Space, Sport and Recreation Policies Map	Add SINC area of site HO303 (Land at Heathfield Lane, Darlaston) and a small part of IN122 (Former Moxley Tip, Moxley Road, Darlaston) to the open space network on SAD Policies Map. This modification is shown on the Policies Map as MMSAD13. <i>(this is not a change to the text of the SAD itself; open space sites are listed in the Technical Appendix)</i>	Yes	The SINC, in particular the pool, is potentially unsuitable for residential development. To avoid overlap and conflict between housing and SINC designation. Part of the SINC is the subject of an existing planning permission.	Yes
MMSAD14	83	OS1 Open Space, Sport and Recreation	Site OS5003 (Alexandra Road Allotments, Walsall) add access to allocation on SAD Policies Map	Yes	The site is only accessible from Alexandra Road.	No

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		Policies Map	<i>(this is not a change to the text of the SAD itself; open space sites are listed in the Technical Appendix)</i>		Access road forms part of the allocation.	
MMSAD15	83	OS1 Open Space, Sport and Recreation Policies Map	Site OS5012 (Trees Road Allotments, Walsall)add car park and access to allocation on SAD Policies Map <i>(this is not a change to the text of the SAD itself; open space sites are listed in the Technical Appendix)</i>	Yes	The site is only accessible from Trees Road. Access road forms part of the allocation.	No
MMSAD16	83	OS1 Open Space, Sport and Recreation Policies Map	Add land C/O St Anne’s Road and Stringes Lane Willenhall to Open Space supply on SAD Policies Map <i>(this is not a change to the text of the SAD itself; open space sites are listed in the Technical Appendix)</i>	Yes	Site omitted from OS supply. Significant value in its allocation as the site contains a greenway.	Yes
OMSAD22	84	OS1 Open Space, Sport and Recreation 6.2.1 Policy Justification	Add paragraph to end of section: <u>“As noted in paragraph a) of the policy, open spaces less than 0.4 hectares in size are generally not shown on the Policies Map. However, such small sites include Pocket Parks and other provision for children and young people. These sites still perform important functions.”</u>	No – editing for clarification only	Highlight the importance of smaller OS sites, and the important functions they provide.	No
OMSAD23	85	6.2.5 Monitoring	Amend text in third column: “LOI ENV6a. This indicator has been <u>With updates</u> to reflect the target of Walsall’s Green Space Strategy, 2012”	No	Correction to description of indicator	No
MMSAD17	85	LC5: Greenways	Add the following to part a): <u>“iv. the Metropolitan Strategic Cycle Network</u> <u>“v. the canal network”</u>	Yes	Update to take account of the Metropolitan Strategic Cycle Network and the	No

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					canal network, in response to a representation from WMITA (TfWM)(2275).	
MMSAD18	-	LC5: Greenways Policies Map	Alteration to greenway at site IN315 (Cinema & Casino, Bentley Mill Way, Darlaston – Policy IND5) to make it run along the edge of the employment site rather than through the south of the site, and change greenway to proposed and not completed.	Yes	To more accurately reflect the potential route.	No
OMSAD24	86	6.3.3 Delivery	Amend “Centro” to “Transport for West Midlands”	No	TfWM has replaced the role of Centro	No
MMSAD19	92	UW1: University of Wolverhampton, Walsall Campus	<p>Alter policy for clarity.</p> <p>“b) Any proposals for additional development must be presented as a part of a comprehensive scheme taking into account the setting of the area. In particular, proposals will only be acceptable if:-</p> <p>...</p> <p>ii. “having assessed proposal affecting the open space within the Campus in accordance with SAD Policy OS1 the Council is satisfied the open space affected is surplus to requirements proposals that would adversely affect the open space, sport and recreation network are found to be acceptable having been assessed in accordance with SAD Policy OS1;”</p> <p>....</p>	Yes	For clarification in response to a representation received from Friends of the Earth (758).	No

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OMSAD25	94	Map 6.1: Open Space and Community Facilities	Amend Map of Open Space and Community Facilities to incorporate modifications listed above	No	See modifications above	No
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Chapter 7: Environmental Network												
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Sustainability Appraisal Required?						
OMSAD26	96	7.2	Amend final sentence of first paragraph: “Agriculture is the predominant use in the Green Belt, whilst equine and leisure <u>uses</u> are becoming increasingly common”.	No– editing only	Missing word added	No						
OMSAD27	96	GB1: Green Belt Boundary 7.2.1 Policy Justification	Amend second sentence of first paragraph: “However, reference to the Green Belt features within several BCCS policies, particularly CSP2 “Development Outside the Growth Network”, in which on page 44 the BCCS states “Green Belt boundaries will be maintained and protected from inappropriate development” (BCCS page 44).”.	No– editing only	Removal of duplicated text referencing the BCCS..	No						
OMSAD28	97	7.2.4 Monitoring	Delete section 7.2.4 7.2.4 Monitoring <table border="1" data-bbox="770 916 1314 1337"> <thead> <tr> <th>Indicator</th> <th>Target</th> <th>BCCS Monitoring Indicator/Target ?</th> </tr> </thead> <tbody> <tr> <td>GB1a – The extent to which the Green Belt is protected from inappropriate development</td> <td>100%</td> <td>No – but Policy CSP2 of the BCCS affords protection from all inappropriate development in the Green Belt.</td> </tr> </tbody> </table>	Indicator	Target	BCCS Monitoring Indicator/Target ?	GB1a – The extent to which the Green Belt is protected from inappropriate development	100%	No – but Policy CSP2 of the BCCS affords protection from all inappropriate development in the Green Belt.	No	Minor amendment necessary as SAD Policy GB1 only presents the extent of the Green Belt in the borough. The monitoring of inappropriate development / the protection of the Green Belt is accounted for by the monitoring of SAD Policy GB2.	No
Indicator	Target	BCCS Monitoring Indicator/Target ?										
GB1a – The extent to which the Green Belt is protected from inappropriate development	100%	No – but Policy CSP2 of the BCCS affords protection from all inappropriate development in the Green Belt.										
MMSAD20	98	GB2: Control of Development in the	Re-word clause b) iv:	Yes	Change required bringing policy into	Yes						

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		Green Belt and Countryside	“The opportunities to use redundant land and buildings <u>of permanent and substantial construction</u> for suitable alternative uses”		conformity with NPPF paragraph 90.	
MMSAD21	98	GB2: Control of Development in the Green Belt and Countryside	Insert new clause b) ix: “<u>Accessibility - to a range of employment, service and other opportunities - by a choice of means of transport, with the potential to use sustainable means of transport.</u>” Renumber existing clause b) ix (“Any other relevant considerations...” to clause b) <u>x</u>	Yes	Addition proposed to emphasise the need to consider accessibility in Green Belt locations. Follows suggestion from Friends of the Earth (758).	Yes
OMSAD29	100	EN1: Natural Environment Protection, Management and Enhancement	Insert additional Map 7.1 before policy text showing Cannock Extension Canal. See Appendix to Chapter 7 below. Add references to map in text and renumber other maps in Chapter.	No – for information only	A new map in Chapter 7 showing the SAC, because it does not show properly on the Policies Map or on Map 7.3.	No
MMSAD22	101	EN1: Natural Environment Protection, Management and Enhancement	Add text to clause a): “a) The Council will protect, manage and enhance nature conservation sites, habitats and assets <u>within, around, and beyond the borough boundary</u> in accordance with the NPPF, BCCS policies CSP3, ENV1, ENV5; UDP <u>saved</u> policies GP2, ENV23, ENV24, other relevant local plan policies and Walsall Council’s Supplementary Planning Documentation relating to the Natural Environment”.	Yes	Clarification that there is a need to recognise the potential for developments within Walsall borough to have impacts further afield. This is a factual change to reflect what is contained within BCCS Policy ENV1.	No
MMSAD23	101	EN1: Natural Environment Protection, Management and	Add text to clause b): “b) Where development will result in harm to biodiversity, <u>and there is no alternative option to reduce or eliminate impacts, the</u>	Yes	Modification comes from the Environment Agency’s (2658)	No

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		Enhancement	Council will determine the level of improvement works necessary to mitigate, or compensate, the harm to biodiversity on a site by site basis in accordance with the policy framework described in SAD Policy EN1 a) and / or any other relevant government advice”.		suggestion the SAD should reflect the requirements of NPPF para. 152 –in providing for consideration of alternatives prior to mitigation or compensatory measures.	
OMSAD30	101	EN1: Natural Environment Protection, Management and Enhancement 7.4.1 Policy Justification and Policies Map	<p>Amend wording of second paragraph: “There are <u>a</u> number of nature conservation designations throughout the borough, these consist of <u>a</u> SAC¹, SSSIs, LNRs, SINC<u>s</u> and SLINC<u>s</u>. <u>These are shown on Map 7.6 and details of which can be found in the SAD technical appendices. The basis for the designations is set out in Table 7.1. The designations are often made by bodies separate from the local planning authority and/or under separate legislation or policy. Therefore Please note, these designations might be are subject to change, and when considering specific development proposals it will be important to have regard to the latest designations (consult the Council’s, <u>Natural England and the Birmingham and Black Country Wildlife Trust / EcoRecord’s websites for nature designation details).</u>”</u></p> <p>The footnote is not proposed to be changed: “¹ Development that might have a significant effect on the qualifying features of Cannock Extension Canal Special Area of Conservation must be compliant with the Habitats</p>	No - . factual reference to environmental designations being made outside of the plan-making system.	To make clear that the Policies Map is showing designations made by other means/ legislation so that designations might change from those shown in the plan. This modification does not propose a change to any of the designations shown at present.	No

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			<p>Regulations.”</p> <p>Add note to Policies Map key: <u>“Nature conservation designations made outside of the plan-making system and the Policies Map should be viewed in conjunction with separate mapping by Natural England, Walsall Council and the Birmingham / Black Country Wildlife Trust / EcoRecord “</u></p> <p>Add new Table 7.1: Nature Conservation Designations. See Appendix to Chapter 7 below</p>			
MMSAD24	102	<p>EN1: Natural Environment Protection, Management and Enhancement</p> <p>7.4.1 Policy Justification</p>	<p>Revised and additional text in place of second and third paragraphs (3rd and 4th paragraphs in this section). See Appendix to Chapter 7 below.</p>	Yes	To ensure the council fulfils its responsibilities as a competent authority under the Habitats Regulations.	No
OMSAD31	104	EN1: Natural Environment Protection, Management and Enhancement	<p>Add Map 7.2 showing 8km zone surrounding Cannock Chase SAC. See Appendix to Chapter 7 below.</p> <p>Renummer other maps in the Chapter.</p>	No – for information only	To identify the zone from within which contributions can be sought, or site specific Habitats Regulation assessments are likely to be required.	No
OMSAD32	104	EN2: Ancient Woodland Section 7.5	<p>Amend second paragraph: <u>“Areas of Ancient Woodland, as identified so far, are shown identified on the Policies Map and Map 7.6. A list of these sites is provided within the technical appendices to of the SAD. Other areas of Ancient Woodland might be identified in the future – perhaps through survey work – so when specific development</u></p>	No – provides clarity about status of ancient woodland	To make clear that the Policies Map is showing Ancient Woodland identified by others and future surveys might identify more or different areas. This	No

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			proposals are considered it will be important to consult the latest mapping on the Council, Natural England and/or the Birmingham and Black Country Wildlife Trust / EcoRecord websites”		modification does not propose a change to any of the Ancient Woodland shown at present.	
OMSAD33	105	EN2: Ancient Woodland 7.5.2 Evidence	Add 5 th bullet point and footnote: <ul style="list-style-type: none"> “Natural England and the Forestry Commission ‘Ancient woodland and veteran trees: protecting them from development’ **” <p>* “http://www.forestry.gov.uk/forestry/infd-9hbjk4”</p>	No– update background information only	Reference to latest guidance	No
MMSAD25	107	EN3: Flood Risk Policies Map	Add additional paragraph to policy: “e) The Council advises in light of EA guidance, that for major developments in Flood Zones 2 and 3, an assessment should be undertaken to consider both the flood risk posed and the flood risk vulnerability of the development to inform the appropriate climate change allowance and the mitigation required to make the proposal safe for the lifetime of the development. For minor development, finished floor levels should be set with an appropriate freeboard above the relevant Climate Change Level according to the vulnerability of the development.” Add note to Policies Map key under ‘Water Environment’: “It is important that the Policies Map is viewed in conjunction with the Environment Agency’s Flood Risk Mapping”	Yes	In response to representations made by and continued discussions under the Duty to Cooperate with the Environment Agency (2658). The change proposed reflects the outcome of discussions with the Environment Agency, and ensures consideration of the EA’s Climate Change Allowance Guidance	Yes
OMSAD34	108	ENV3: Flood Risk	Add additional text to end of section 7.6.1:	No – updating	In response to a	No

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		<p>7.6.1 Policy Justification</p>	<p><u>“Where there are landfill works or other land use operations involving the removal or addition of earth / material (altering ground levels), the council recognises such operations will have hydrological implications. As a result, the council will consider the latest available flood risk evidence when determining planning applications.</u></p> <p><u>The new climate change allowances, based on UKCIP predictions 2009, were published in February 2016. Whilst the timing of the preparation of the SAD means it is not expected to take account of the new requirement, site specific Flood Risk Assessments and allocations should still take into account the new guidance. This approach is deemed appropriate due to the relatively small increases in flows and floodplain extents expected within the Humber River Basin.</u></p> <p><u>The flood extents presented on the Policies Map are a hybrid of the Environment Agency’s National Flood Risk Mapping and modelling of several sections of watercourses across the borough undertaken by JBA Consulting (2013) at the request of the Council. There are sections of the hybrid extents that differ from that of the Environment Agency’s flood risk mapping. It has been agreed with the Environment Agency that the data commissioned by the council provides the most accurate indication of flood risk to the area available at the time of writing However, for the area that benefits from the Waddens and Bentley relief channel in Willenhall. The Environment Agency has not amended its</u></p>	<p>factual information only</p>	<p>representation from Cory Environmental (481), to take into account areas of the borough where ground levels are likely to change within a relatively short period of time having hydrological implications.</p> <p>In response to a representation from the Environment Agency (2658), to take into account the introduction of the latest national climate change allowance guidance.</p> <p>Also in response to a representation from the Environment Agency (2658) that sought the presentation of both the Council’s and the Agency’s Flood Risk Mapping.</p>	
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			<p><u>floodplain maps, and prefers to consider the affected area as a 'defended area' as the flood risk shown on the Environment Agency's maps is an indication of the flood flow route were the relief channel to become blocked. There is a note against the housing allocations contained within SAD policies HC1 and HC4 that benefit from this channel in order to inform Flood Risk Assessments.</u></p> <p><u>It is important to note that flood extents can change over time, or be updated as more detailed technical modelling becomes available. Map 7.7 shows the Environment Agency's mapping, whilst Map 7.8 shows the differences between it and the JBA flood extents. It is important that applicants refer to the council's and the Environment Agency's websites to ensure they have access to the latest available flood risk data."</u></p>			
MMSAD26	109	EN4: Canals and Policies Map	<p>Amend sections a) and b) of Policy:</p> <p>a) "The position and extent of the canal network within Walsall is shown on the Policies Map. Also shown on the Policies Map is the <u>safeguarded</u> indicative route of the Hatherton Branch Canal restoration project proposal.</p> <p>b) "<u>Proposals for the restoration of the Hatherton Branch Canal will be required to be supported by technical work demonstrating that:</u></p> <p>i. "<u>there will be no adverse impact on the Cannock Extension Canal SAC / SSSI. A detailed Habitats</u></p>	Yes	<p>To make it clear in the policy that the line of the Hatherton Canal is safeguarded and not allocated. Proposed Modification to Policy in response to objection from Natural England (2274).</p> <p>Also to ensure the council has regard to its responsibilities as</p>	Yes

			<p><u>Regulations Assessment (HRA) will be required, having regard to the HRA screening assessment already undertaken by the Council (2016). The detailed HRA should evaluate the implications of the proposals for the site in view of its conservation objectives, demonstrate that the project would not adversely affect the integrity of the SAC contrary to the Habitats Directive, and take into account the cumulative impacts from other development that could affect the canal, such as mineral extraction in the Brownhills area.</u></p> <p><u>ii.</u> “an adequate water supply can be provided to support its use, <u>including consideration of potential implications for the wider canal network;</u></p> <p><u>iii.</u> “additional boat movements along the Cannock Extension Canal SAC can be prevented; and</p> <p><u>iv.</u> “any significant adverse impacts on the functions and ecology of the wider canal network can be avoided <u>or that satisfactory mitigation can be secured and maintained.</u></p> <p><u>“Should the technical work be unable to demonstrate that the project is deliverable and significant adverse effects cannot be avoided or mitigated, proposals to designate the line of the restoration project as a heritage trail and / or green corridor</u></p>		<p>a competent authority under the Habitat Regulations and the inclusion of reference to the project does not affect the soundness of the plan.</p>	
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			<u>will be supported providing proposals would not preclude future proposals to restore the canal network.”</u>			
OMSAD35	110	EN4: Canals	Amend start of paragraph d) v. to state: “where applicable <u>appropriate</u> ...”	No– grammatical correction only	For clarity following a representation from the Canal & River Trust (3539).	No
MMSAD27	111	EN4: Canals 7.7.1 Policy Justification	Add text 3rd paragraph: “...subject to the necessary technical work being in support of both projects. <u>While the council recognises the support for the restoration of canal links provided in BCCS Policy ENV4, in the event that the necessary technical work does not support the project, the council will be supportive of alternatives to safeguard the land identified on the Policies Map as a green corridor and / or heritage trail.”</u> Amend second bullet point of paragraph 7.7.3: “Partnership working with the Canal & River Trust (CRT) <u>and local canal groups</u> on specific canal schemes and planning applications”.	Yes (in conjunction with MMSAD26)	To ensure the council has regard to its responsibilities as a competent authority under the Habitats Regulations and the inclusion of reference to the project does not affect the soundness of the plan, and to safeguard land for future restoration projects.	Yes (in conjunction with MMSAD26)
OMSAD36	112	7.8 to 7.10 The Historic Environment	Amend 3 rd paragraph: The Borough currently has <u>5 Scheduled Monuments</u> , <u>152 Listed Buildings</u> (including <u>6 Grade II* buildings</u>), <u>3 Registered Parks and Gardens</u> , <u>18 Conservation Areas</u> (5 of which are in the town centre), <u>3 registered parks and gardens</u> and a number of ‘ <u>Locally Listed Buildings</u> ’. These assets are shown on Map 7.95 below and on the <u>Policies Map</u> . The basis for the designations is set out in <u>Table 7.2</u> . Designations can be made by	No –to provide additional information about how assets are designated.	To clarify the status of information about historic environment assets in the Plan.	No

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			<p><u>bodies outside the local planning authority and/or under separate legislation or policy. Therefore, designations might be subject to change, and when considering specific development proposals it will be important to have regard to the latest information on the Council and/or Historic England websites.</u></p> <p>There is are also a large number of <u>other</u> non-designated Heritage Assets which have not been shown on the Policies Map but are the subject of the Historic Environment Record.</p>			
OMSAD37	112	7.8 to 7.10 The Historic Environment and Policies Map	<p>Insert Table 7.2: Historic Environment Designations. See the Appendix to Chapter 7 below.</p> <p>Amend Historic Environment section of key to Policies Map: “Heritage designations are made outside of the plan-making system: and it is important that the Policies Map is viewed in conjunction with separate mapping by Historic England ad/or Walsall Council.”</p>	No	To clarify the status of information about historic environment assets in the Plan.	No
MMSAD28 (113	EN5: Development in Conservation Areas	<p>Amend first sentence of clause a), and clause a) iv:</p> <p>“a) The Council will determine whether a-development protects, conserves and, where possible, enhances the significance of conservation areas,§ including their setting, character, and appearance, in terms of the requirements set out in national guidance, and will encourage sustainable new development opportunities that enhance <u>or better reveal</u> this significance in line with the NPPF. Consideration will also be given to: “</p>	Yes	Rewording to comply with text in the NPPF.	No

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		 “iv. The nature of any proposed use and the anticipated levels of traffic, parking and other activity that will result.”			
OMSAD38	114	EN5 : Development in Conservation Areas 7.8.1 Policy Justification	Amend third paragraph : The Enterprise and Regulatory Reform Act 2013 states that Applications for r Relevant d Demolition in a c Conservation a Area must provide a reasoned justification for the proposed works as well as details of related proposals for new buildings or other works on the site, including application reference numbers for any related planning permissions. Applications should also clearly identify the nature and extent of the demolition proposed. Additionally, paragraph 130 of the NPPF states that the deliberate neglect, poor condition or visual appearance of a building alone is not sufficient justification to warrant the demolition of a building within the Conservation Area where there is evidence of deliberate neglect of or damage to a heritage asset, the deteriorated state of the asset should not be taken into account in any decision.	No– minor editing	Rewording to correct quotation from NPPF.	No
OMSAD39	114	EN5– policy justification	Amend first sentence of fifth paragraph of policy justification to state: “The condition of unoccupied and unlisted property within Conservation Areas is monitored by the Council <u>as resources allow.</u> ”	No– updating explanation only	Updated text to reflect the resources available to the council	No
MMSAD29	-	Historic Environment Designations Policies Map	Update mapping to reflect the latest designations of Listed Buildings and to remove the Locally Listed Buildings that have since been added to the National	Yes	Several buildings that were originally on the Local List have been re-	No

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			<p>Heritage List for England. A list of the buildings concerned and the reasons for the changes is provided in the Appendix to Chapter 7 below.</p>		<p>designated as Listed Buildings by Historic England (e.g. the Romping Cat Public House in Bloxwich)). To avoid confusion we are removing the symbols that correspond to these buildings from the Local List map layer.</p>	
MMSAD30	119-123	7.10 Great Barr Hall and Estate Policy EN7 and Policies Map	<p>Replace section 7.10, policy EN7 and sections 7.10.1 to 7.10.5 with revised text. Include additional Map 7.4 EN7 Policy Area See the Appendix to Chapter 7 below</p> <p>Amend area covered by Policy EN7 on Policies Map to include the triangle adjacent to the borough boundary south of Chapel Lane on the west of the policy area</p>	Yes	<p>Policy has been rewritten to make the aims and approaches clearer and easier to understand, and to facilitate continuing discussions with Historic England. The rewrite also takes account of the recent Review by Historic England that has changed the listing of Great Barr Hall and Chapel from Grade II* to Grade II. Including the additional area of land south of Chapel Lane within the area covered by the policy would avoid its future being considered in</p>	Yes

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					isolation.	
OMSAD40 (these maps are also referred to in modifications to the text of chapter 7)	125-128	Maps 7.2 to 7.5 - Green Belt - Natural Environment Designations - Flood Risk - Heritage Assets Policies Map	Add additional maps, amend some details on existing maps, rename and renumber. See Appendix to Chapter 7 below. Map 7.1: Cannock Extension Canal – additional map Map 7.2: 8km ‘Zone of Payment’ from Cannock Chase SAC – additional map Map 7.3 (was Map 7.1): Wildlife Corridors – no change to map Map 7.4: Great Barr Hall and Estate – Area covered by Policy EN7 – additional map Map 7.5 (was Map 7.2): Green Belt - no change to map Map 7.6 (was Map 7.3): Natural Environment Designations - delete indication of Rushall Hall as a SSSI - add route of safeguarding for possible Hatherton Canal restoration - add Wyrley and Essington Canal Local Nature Reserve insofar as it falls within Walsall (most of it is in South Staffordshire) - minor adjustments to alignment of canal network with addition of Longwood Basin, Aldridge and Hollybank Basin, Short Heath. Map 7.7 (was Map 7.4): Flood Risk - no change to map Map 7.8: Comparison of Walsall Council and Environment Agency Flood Risk Mapping - additional map	No – factual corrections only	Update of information and correcting errors and omissions. Canal network now drawn using data from Canal & River Trust.	No

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			<p>Map 7.9 (was 7.5): Heritage Assets</p> <ul style="list-style-type: none">- show latest details of listed buildings and revised extent of area covered by policy EN7 <p>Ensure Policies Map is amended as necessary to be consistent with these changes</p>			
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Appendix to Chapter 7

OMSAD29 Additional Map - **Map 7.1: Cannock Extension Canal SAC**

Cannock Extension Canal Special Area of Conservaton and Other Associated Designations



<u>OMSAD30 Additional Table</u>				
<u>Table 7.1: Nature Conservation Designations</u>				
<u>Item on Key to Policies Map</u>	<u>Definition</u>	<u>Key Legislation / Policy</u>	<u>Designated by</u>	<u>Mapping / data (at the time of writing)</u>
<u>Special Area of Conservation (SAC) – EN1</u>	<u>Sites that are internationally important for threatened habitats and species. With other European sites ('Special Protection Areas') they form a network across the continent.</u>	<u>Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora</u>	<u>UK Government (Natural England), with EU involvement.</u>	<u>https://www.gov.uk/guidance/how-to-access-natural-englands-maps-and-data</u>
<u>Sites of Special Scientific Interest (SSSI) – EN1</u>	<u>The basic building block of site-based conservation. Biological SSSIs selected because they are rare or especially representative examples of habits or for particular species, whilst geological SSSIs provide examples of particular features.</u>	<u>Wildlife and Countryside Act 1981 (as amended)</u>	<u>Natural England</u>	<u>https://www.gov.uk/guidance/how-to-access-natural-englands-maps-and-data</u>
<u>Local Nature Reserves (LNR) – EN1</u>	<u>For both people and wildlife. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it.</u>	<u>National Parks and Access to the Countryside Act 1949 (as amended).</u>	<u>Walsall Council</u>	<u>http://www.ecorecord.org.uk/?q=local-sites <u>http://cms.walsall.gov.uk/index/leisure_sports_community/countryside.htm</u></u>

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<p><u>Sites of Importance for Nature Conservation (SINC) – EN1</u></p>	<p><u>Non-statutory designated sites of Birmingham and Black Country importance.</u></p>	<p><u>None directly, although there are general duties to conserve biodiversity and discretionary powers to enter partnerships. Whilst the local authority has only a limited role in designating SINC sites such sites are to be protected through Local Plan policies.</u></p>	<p><u>SINC partnership, led by Natural England (with representatives from Walsall Council, the Birmingham and Black Country Wildlife Trust, EcoRecord, and the Black Country Geodiversity Partnership).</u></p>	<p>http://www.ecorecord.org.uk/?q=local-sites http://cms.walsall.gov.uk/index/environment/conservation_and_regeneration/nature_conservation.htm</p>
<p><u>Sites of Local Importance for Nature Conservation (SLINC) – EN1</u></p>	<p><u>Non-statutory designated sites of borough importance identified by the relevant local authority and the Wildlife Trust.</u></p>	<p><u>None directly, although there are general duties to conserve biodiversity and discretionary powers to enter partnerships. Whilst the local authority has only a limited role in designating SINC sites such sites are to be protected through Local Plan policies.</u></p>	<p><u>Walsall Council and the Birmingham and Black Country Wildlife Trust, EcoRecord, and the Black Country Geodiversity Partnership.</u></p>	<p>http://www.ecorecord.org.uk/?q=local-sites http://cms.walsall.gov.uk/index/environment/conservation_and_regeneration/nature_conservation.htm</p>

MMSAD24: Revised and additional text in place of third and fourth paragraphs to section 7.4.1 (Policy Justification to Policy EN1):

“The Council has undertaken a HRA screening assessment (2016) to determine the potential effects of development proposed in the SAD and AAP on the integrity of ‘European Sites’ (e.g. Ramsar sites, SPAs and SACs). This has taken into account the conclusions of the HRA of the BCCS and other relevant technical studies.

“Based on the evidence to date, the HRA screening assessment has tended to accept the conclusions of the HRA of the BCCS that housing development in the parts of Walsall nearest to the boundary with Cannock Chase District (within 8km of the boundary of Cannock Chase SAC) would be likely to increase visitor pressure on the Cannock Chase SAC. In accordance with BCCS Policy ENV1, and paragraph 6.4 of the BCCS, housing development proposals (from policies in Walsall’s local plan or as relevant windfalls) that result in likely significant effects to the qualifying features of Cannock Chase SAC may be required to demonstrate that they would not increase visitor pressure on the SAC to the extent that they would significantly harm its qualifying features, and may if necessary provide appropriate and proportionate measures sufficient to avoid or mitigate any significant identified adverse impacts.

“The Council is proposing to act similarly or in accordance with the Cannock Chase SAC Partnership’s Memorandum of Understanding which currently requires developers of residential development within 8km of the SAC that would result in a net increase of houses to either contribute towards a package of mitigation measures or to provide appropriate information to allow the Council as the competent authority to undertake a bespoke Habitats Regulations Assessment.

“The HRA screening assessment has also identified potential for the Hatherton Canal restoration project mentioned in Policy EN4, and possible fireclay extraction at Yorks Bridge and /or Brownhills Common mentioned in Policy M9, to significantly harm the qualifying features of the Cannock Extension Canal SAC, unless effective mitigation is in place. The SAC is partly in Walsall and partly in Staffordshire, and has been designated as a SAC, SSSI and SLINC because it provides an important habitat for a nationally rare wetland plant species, floating water plantain (*Luronium natans*). While the Hatherton Canal restoration project has the potential to harm the integrity of the SAC due to the impact pathways identified in the HRA work accompanying the SAD, no development could occur through safeguarding the land alone. However, if a fireclay extraction proposal comes forward in the Yorks Bridge Safeguarding Area and/or as a result of the implementation of the dormant minerals permission at Brownhills Common, the SAC could be harmed if this creates or utilises existing identified pathways for pollutants to enter the canal. It has been agreed with Natural England that it is appropriate to defer further screening of the effects of a new fireclay extraction project at Yorks Bridge until a proposal comes forward, and the details of the scope of the development and its likely effects are known. A consistent approach needs to be applied in respect of any possible mineral extraction at Brownhills Common. These requirements are reflected in SAD Policy M9.

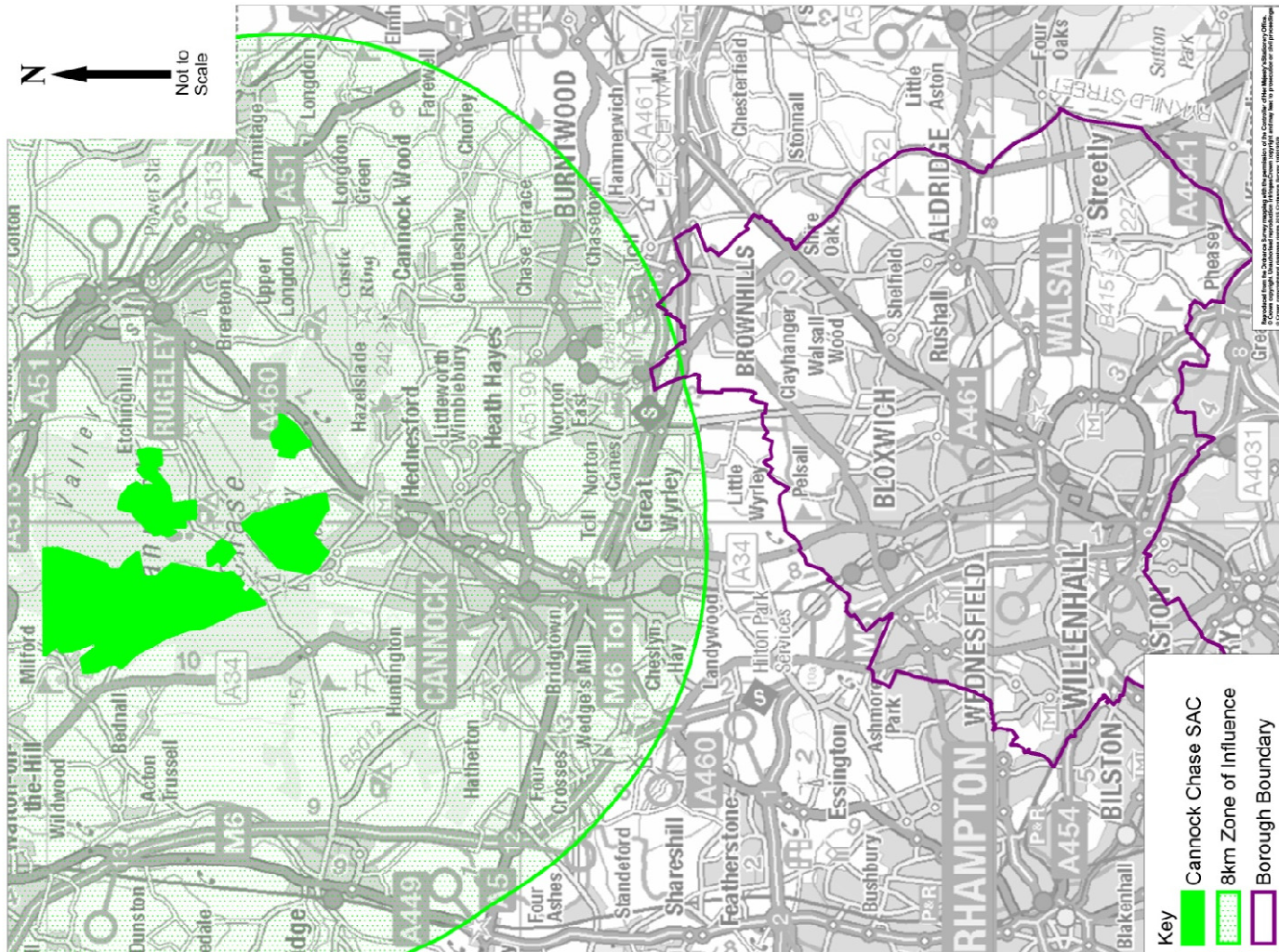
SAD Policy EN4 safeguards the indicative route of the Hatherton Canal restoration project. Proposals relating to the restoration project must demonstrate through a detailed HRA and other evidence (provided in SAD Policy EN4b) that they are deliverable without adversely affecting the integrity of the SAC. A HRA in support of this project and any mineral extraction at Yorks Bridge or at

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Brownhills Common would be expected to consider the cumulative effects on the SAC in case all of them or a combination of them, were to go ahead.

“In addition to these designations, are environmental features, including the borough’s water bodies, ~~these~~ that also provide important habitats for nature conservation.”

OMSAD31 Additional Map - **Map 7.2: 8km 'zone of payment' for the Cannock Chase SAC**



OMSAD37 Additional Table

Table 7.2: Historic Environment Designations

<u>Item on Key to Policies Map</u>	<u>Definition</u>	<u>Key Legislation / Policy</u>	<u>Designated by</u>	<u>Mapping / data (at the time of writing)</u>
<u>Scheduled Monuments</u>	<u>A monument (including buildings, structures or works, or remains) scheduled as being of national importance.</u>	<u>Ancient Monuments and Archaeological Areas Act 1979 (as amended)</u>	<u>The Secretary of State for the Department of Culture Media and Sport (via Historic England)</u>	<u>https://historicengland.org.uk/listing/the-list/</u>
<u>Listed Buildings</u>	<u>Buildings that are recognised as being of special national architectural or historic interest. There are currently three grades of Listing (I, II*, II).</u>	<u>Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)</u>	<u>The Secretary of State for the Department of Culture Media and Sport (via Historic England)</u>	<u>https://historicengland.org.uk/listing/the-list/ http://cms.walsall.gov.uk/index/environment/conservation_and_regeneration/building_conservation/listed_buildings.htm</u>
<u>Registered Parks and Gardens</u>	<u>“Gardens and other land” situated in England that appear to be of special historic interest.</u>	<u>Historic Buildings and Ancient Monuments Act 1953 (as amended)</u>	<u>Historic England</u>	<u>https://historicengland.org.uk/listing/the-list/</u>
<u>Conservation Areas – EN5</u>	<u>Any parts of a local authority area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or</u>	<u>Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)</u>	<u>Walsall Council (the Secretary of State has reserve powers)</u>	<u>http://cms.walsall.gov.uk/index/environment/conservation_and_regeneration/building_conservation/conservation_areas.htm</u>

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	<u>enhance.</u>			
<u>Locally Listed Buildings</u>	<u>Local authorities have been encouraged to identify ‘Non-designated heritage assets’. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated.</u>	<u>National Planning Policy Framework</u>	<u>Walsall Council</u>	<u>http://cms.walsall.gov.uk/index/environment/conservation_and_regeneration/building_conservation/listed_buildings/locally_listed_buildings.htm</u>

MMSAD29: Locally Listed Buildings – Reasons for Removal From, or Amendment To, the SAD Mapping

Locally Listed Building	Reason it has been removed or mapping amended
Black Horse Public House, Harden Road, Leamore	Demolished
Moxley Infant School, Moxley Road, Darlaston	Demolished
Fmr Albion Works, Walsall Road, Willenhall	Demolished
Barley Mow, Goscote Lane, Goscote	Demolished
No.72 (Reliance Works) Farringdon Street, Birchills, Walsall	Demolished
The Romping Cat, Elmore Green Road, Bloxwich	Statutorily Listed Grade II
St Andrews Church, Birchills Street, Birchills, Walsall	Statutorily Listed Grade II
Henry Boys Almhouses, Bradford Street, Walsall	Statutorily Listed Grade II
Railway bridge abutments, Swingbridge Farm, Clayhanger	Statutorily Listed Grade II as Railway Bridge, approximately 100m south east of Backs Bridge, Pelsall Road Wyrley and Essington Canal
No. 115 Caldmore Road (c/o Hope Street), Caldmore, Walsall	Symbol has been moved to the north east to better reflect the location of the locally listed building

MMSAD30 Revised text and mapping for Great Barr Hall and Estate

It is proposed that the text and the Map on these pages should replace all of the policy and supporting text for Great Barr Hall as set out in the Publication Draft of the SAD. The changes reflect the decision of Historic England in September 2016 to amend the listing of the Hall and Chapel from Grade II* to Grade II.

7.10 Great Barr Hall and Estate

Great Barr Hall and Chapel (Great Barr Hall) is a Grade II listed building that forms the focus of the Great Barr Hall registered park and garden which is, while also listed Grade II, is of higher importance in a regional and local context than its national grading implies, as it is the largest example of a landscape park and its associated house in the Black Country. These assets form part of the wider Great Barr Hall Park and estate which is the Borough's largest single area of historic and nature conservation importance.

The estate is in fragmented ownership which makes it difficult to coordinate a comprehensive scheme of management covering all of these aspects. For the above reasons, it is the subject of a specific policy which seeks to achieve the following objectives:

1. Recognise the relationship between Great Barr Hall and the registered park and garden and the wider estate
2. Safeguard the future of the heritage assets by taking care to avoid causing harm to the heritage assets and their settings.
3. Encourage the preservation, enhancement and improvement of the significance of heritage assets including buildings of architectural or historic interest and the Great Barr Conservation Area.
4. Ensure any development achieves a high quality and standard of design while complementing and preserving the character of the estate.
5. Limit the impact on sites of nature conservation and environmental value
6. Facilitate public access to/ within the estate and improve connectivity to the surrounding area.

Part of the estate that was formerly St Margaret's Hospital has been redeveloped as housing over the last few years. But the remainder of the estate has yet to be restored and both Great Barr Hall listed building and its Registered Park and Garden are on the 2016 Heritage at Risk Register (albeit the Hall is included as a Grade II* listed building). The Hall is rated as 'very bad' condition and Priority A (Immediate risk of further rapid deterioration or loss of fabric; no solution agreed), which is the highest level of risk on the Heritage at Risk Register. As with the Hall itself, the Grade II Registered Parkland is rated at one of the highest levels of Risk on the Heritage at Risk register with condition of "*Extensive Significant Problems*", high vulnerability and a trend of declining.

It is important to recognise the relationship between the Registered Park and Garden and the Hall which means a comprehensive approach to their management is required as without the parkland the setting and context of the Hall would be lost. Historic England have recently reviewed

the listing status of Great Barr Hall and Chapel, and downgraded it from Grade II* to Grade II which is a reflection of its current condition and loss of historic fabric. In accordance with the NPPF a policy is necessary to address the heritage at risk status of the Hall and registered parkland and to prevent the continued decay and eventual loss of the heritage assets. By ensuring that appropriate development is allowed for and providing guidance on the most suitable areas for this, we hope to be able to secure a viable future for the Hall, the parkland and other heritage assets.

Policy EN7: Great Barr Hall and Estate and the former St. Margaret's Hospital

a) The area of Great Barr Hall and Estate and the former St. Margaret's Hospital is shown on the Policies Map.

The Council will ensure that the issues and constraints relating to the future of this Estate are considered in a comprehensive and long term manner. Any proposed works within this boundary will need to take the following in to consideration:

Overall estate

b) All proposals must provide for:-

- i. An assurance that the linkages and relationship between the Hall and the park and garden are retained, including key views both within the park and the wider landscape.**
- ii. Functionally, visually and environmentally satisfactory arrangements for vehicular access from Queslett Road; the Council will require the developer to meet the costs of necessary off-site highway improvements. Any access from Chapel Lane should be minimised for environmental and traffic management reasons.**
- iii. The preservation and enhancement of the character and appearance of the Great Barr Conservation Area.**
- iv. Evidence of how they will contribute and relate to the aim of achieving a comprehensive approach towards the future use and management of the Estate.**
- v. Sensitively designed and located development in order to be in keeping with, and minimise the impact upon heritage assets and/ or historic landscape and their settings in line with the NPPF.**
- vi. The contribution the proposal makes to the aim of achieving a comprehensive approach to the conservation of the significance of the site of Great Barr Hall, the historic landscape of the Registered Park and Garden and the wider setting of**

the Conservation Area (where applicable).

- c) The Council promotes good design that respects the character appearance and quality of the area, it will seek to resist development where the following occur:**
- i. Where buildings are no longer extant and the use has been abandoned.**
 - ii. Poor design that fails to take account of the opportunities available for improving the character, quality and appearance of the area and the way it functions.**
 - iii. Development causing harm to environmentally sensitive areas.**
 - iv. Development that negatively impacts on the openness of the Green Belt or setting of the heritage assets, and has a footprint and height exceeding that of the buildings to be replaced. Replacement development shall be designed so that it has less environmental impact than the buildings it replaces.**

Enabling development

- d) Enabling development will be justified only insofar as it is necessary for the restoration and maintenance of the heritage assets and where the likely impact in terms of the Listed Buildings, Registered Park and Garden, Conservation Area and Green Belt Policies are outweighed by benefits for securing the future of the estate’s heritage assets. If any scheme for enabling development is proposed it should:**
- i. Follow the guidance in the Historic England’s Policy Statement ‘Enabling Development and the Conservation of Significant Places’¹, or any further up to date guidance from Historic England.**
 - ii. Consider whether the enabling development could be provided off site.**
 - iii. Ensure the economic viability of the proposal is properly tested and market driven. The applicant(s) should make sure that the Council can also test these figures as necessary through the provision of a Financial Assessment. Enabling development must be justified by the inherent lack of viability of the significant place, not the owner’s inability to fund a commercially viable scheme.**

¹ Historic England (2012 – as English Heritage), available online at <https://historicengland.org.uk/images-books/publications/enabling-development-and-the-conservation-of-significant-places/>

- iv. **Be able to provide for the ongoing maintenance of the hall and the park and garden.**

Park and Garden

- e) **The Grade II Registered Park and Garden is a unique feature in the Black Country and provides the setting to Great Barr Hall; any proposals within the park and garden should consider the following:**
- i. **The potential for alternative forms of ownership such as a trust**
 - ii. **The preservation, enhancement and management of the historic landscape, which includes areas of the UK BAP Priority Habitat – Wood Pasture and Parkland; Sites of Importance for Nature Conservation and other areas of nature conservation value, as well as key views.**
 - iii. **The reinstatement and re-use of key parkland buildings, structures or features where supported by historic evidence such as:**
 - **The lakes, boat house, bridges and associated structures**
 - **The walled garden**
 - **The park pale or wall, other walls of the estate, gateways and historic pathways**
 - **The reinstatement of planting**
- f) **Where historic evidence has not demonstrated the details of historic buildings, structures or features, an innovative approach to their design should be adopted in accordance with BCCS Policy ENV2 and other relevant policies of the Local Plan.**
- g) **Applicants must demonstrate how schemes will provide for controlled public access to Great Barr Park without detriment to the heritage assets, nature conservation interest, landscape quality, amenity of the site and areas of archaeological interest.**

Great Barr Hall and Chapel

- h) **This is currently a Grade II listed building which forms the focal point of the park and garden. In considering development of the Great Barr Hall and Chapel any harm caused must be ‘wholly exceptional’ in line with the NPPF; and should consider the following:**

- i. The potential for alternative forms of ownership such as a trust**
- ii. The viability for the retention and restoration of the Hall and Chapel**
- iii. Any development or restoration should be in accordance with the policies of the BCCS ENV2, ENV3 and UDP ENV27, ENV33**
- iv. The range of potential new uses and an assessment of harm upon the Hall's significance utilising Historic England's 'Conservation Principles, Policies and Guidance'²,**
- v. An assessment of the impact on biodiversity in accordance with SAD policy EN1, relevant UDP Saved Policies, BCCS policy ENV1 and the NPPF.**

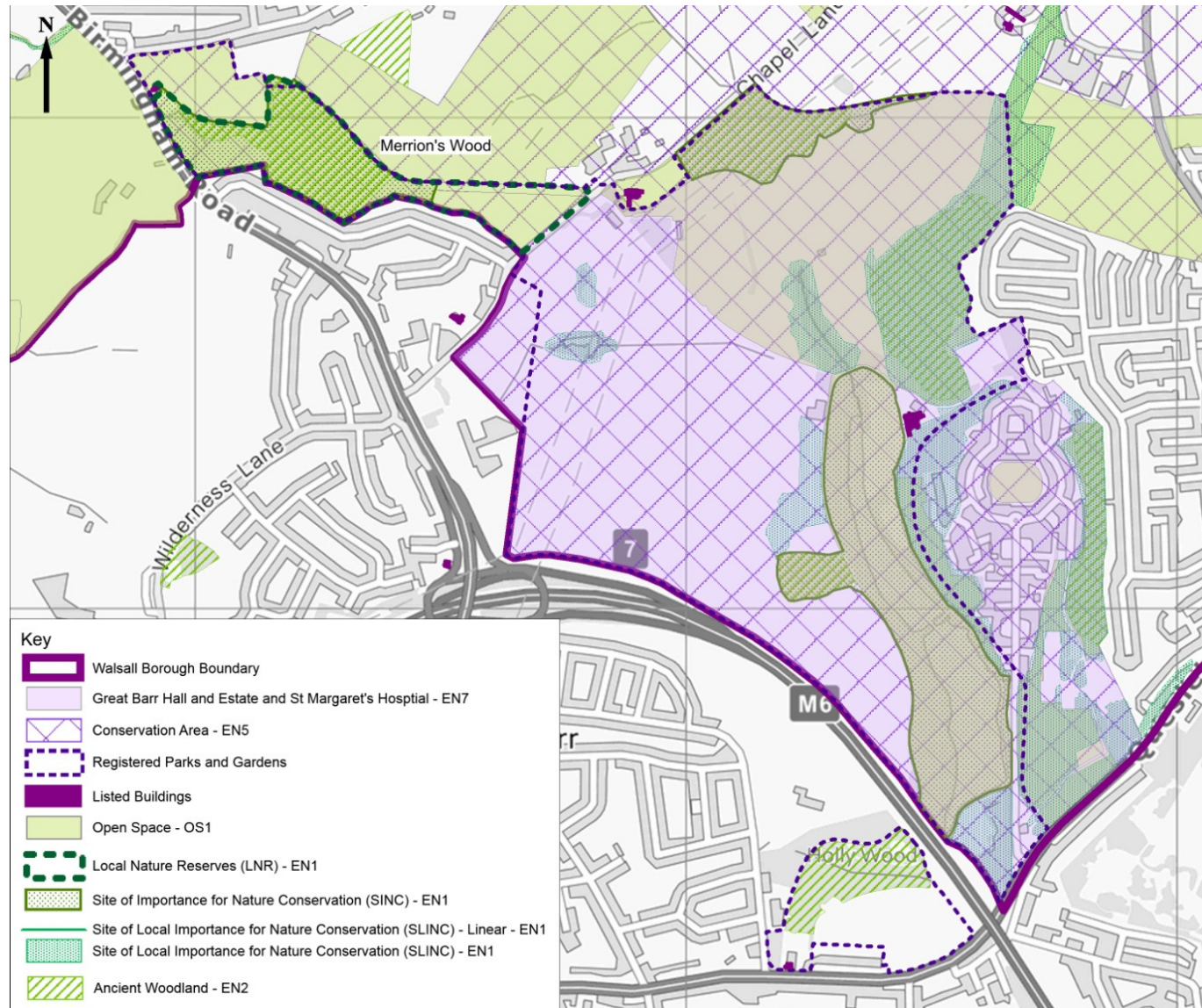
This area is affected by the following Assets and Constraints (see Chapter 2)

ACCESS, AW, CA, CON, F2, F3, GB, LB, lb, Inr, MSA, NO2, NOISE, OS, PG, prow, SINC, SLINC.

7.10.1 Policy Justification

The area covered by Policy EN7 is shown in Map 7.4. It includes the Grade II Listed Great Barr Hall and Chapel and the majority of the Grade II Registered Park and Garden which forms the core area of the Hall's parkland. Two sections of the Registered Park are not covered by EN7; the first of these is located to the south west of the main area of the Park in Sandwell Metropolitan Borough Council. This also provides a continuation of the Green Belt and includes open space and nature conservation sites, policies for this area are set out in plans by Sandwell Council. The second section of the registered park not covered by EN7 is the area labelled as Merrion's Wood, to the north of Chapel Lane.

² Historic England (2008 – as English Heritage), available online at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>



Map 7.4 Area Covered by Policy EN7

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The section of the Registered Park known as Merrion's Wood forms part of the estate and is connected to it by the line of a carriage drive. It has been omitted from policy EN7 as it is a Local Nature Reserve and therefore subject to policies EN1, EN2 as well as to Green Belt policies. Any planning proposals that might affect Merrion's Wood appear likely to have to be considered in terms of any possible implications for the Great Barr Estate and similarly proposals for the Great Barr Hall Estate would seem likely to have to consider the relevant implications for Merrion's Wood.

The whole area covered by Policy EN7 falls within the Great Barr Conservation Area, as well as being in the Green Belt – which is not shown in map 7.4 in order to aid clarity for the other issues. Both Great Barr Hall and the Registered Park are on the Heritage at Risk register.

Great Barr Hall and Estate and the former St Margaret's Hospital site form a large complex site which is further complicated by fragmented ownership. The designated heritage assets such as the Listed Buildings and Registered Park and Garden do not cover the full extent of the historic parkland landscape, which has been incrementally eroded by developments since the start of the 20th century.

This policy seeks to ensure a coordinated approach to the management and development of the Great Barr Hall Estate and former St Margaret's Hospital site in order to ensure adequate weight is given to the consideration of the impacts upon the heritage assets, nature conservation sites and their setting as a whole. Additionally there are likely to be further undesignated heritage assets relating to the Hall and Park within this wider landscape.

In order to cover the complex issues facing the estate the policy has been divided into themes and areas drilling down from the wider landscape issues through to the hall itself at the centre of the estate.

The policy starts with the issues that will impact on all aspects of the estate such as impacts on the character of the area, the need for high quality design and requirements for traffic management. The second section of the policy addresses the issues surrounding the use of enabling development to fund restoration of the heritage assets; the third section relates to the issues facing the Park and Garden and the fourth section covers the issues faced by Great Barr Hall itself.

Overall Estate

The Estate and former hospital grounds include a number of sites designated for nature conservation, and as open space, as well as being part of the Wood Pasture and Parkland BAP Priority Habitat. The designated nature conservation sites are:

- The Duckery – SINC and Ancient Woodland
- St Margaret's Hospital Grounds – SINC
- Land East of Chapel Lane – SLINC
- St Margaret's Hospital – SLINC

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- High Wood – Ancient Woodland
- Fox Plantation – Ancient Woodland
- Gilberts Wood – Ancient Woodland

In the wider area, two Local Nature Reserves – Merrion’s Wood LNR and Holly Wood LNR (in Sandwell) are located just outside the area covered by SAD Policy EN7 and care should be taken to ensure that the impact of development on these sites is minimised.

The redevelopment of the former St Margaret’s Hospital is nearing completion, and is subject to an agreed scheme for the restoration and future management of that part of the site which lay within the developer’s control. It is expected that any further development at Great Barr Hall and Estate will be limited to the following:

- a) Restoration of Great Barr Hall (which may include conversion to appropriate viable use);
- b) Enabling development to fund the restoration of the Hall, Parkland or other heritage assets where justified;
- c) Development on the site of the Former Nurses’ Accommodation. It is envisaged that approximately 12 dwellings could be accommodated in this area.
- d) Development on the site of the Queslett Centre, Lakeview Close. Outline planning permission was granted in 2010 for 7 dwellings, although this permission has lapsed.

Development of c) and d) will be limited to the footprint and massing of the former buildings on these sites.

Further constraints on development within the Great Barr Hall and Estate and former St Margaret’s Hospital include high voltage power lines; below ground watercourses; the presence of the M6 corridor along the western edge of the estate which has impacts of noise pollution and poor air quality that may render certain areas of the site unsuitable for any development; and the impacts of development within the site area on the setting of several listed buildings which are outside the site in both Walsall and Sandwell including St Margaret’s Church which is an important focal point in the Parkland.

Enabling development

Due to the hall and estate being in private ownership and although grant funding and alternative ownership opportunities should be investigated, the most likely source of funding comes from private investment. On the basis of experience over recent decades the Council considers that it needs to take a positive and flexible approach to attracting private investment and managing it to best secure a sustainable future for the heritage assets whilst protecting the local environment so far as possible. We have to recognise that part of this approach may require the consideration of some aspect of enabling development to secure the future of the heritage assets.

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It is important to note that this is not restricted to using enabling development to fund the restoration of the Hall, but that it could also be used to provide for the parkland and other heritage assets of the area. Furthermore, the enabling development does not have to take place on the estate, but could be built elsewhere. Any proposals for enabling development must follow the guidance set out by Historic England including that in 'Enabling Development and the Conservation of Significant Places'³ (2008, Historic England – as English Heritage). This includes a financial justification that identifies and defines both the need (condition of the heritage assets and the means and costs of addressing the problems) and the scale of development necessary to meet the need. The financial justification should be detailed enough for the Council or their consultants to be able scrutinise and assess it fully to ensure that an informed decision can be reached. Information on the process is included in the Customer Guide to completing Planning Obligations which is available on the Council website at: www.walsall.gov.uk/section_106_agreements

Park and Garden

The park and gardens at Great Barr Hall were laid out by a number of designers over many years, including Shenstone, Repton and Nash, as well as featuring buildings designed by George Gilbert Scott. It is also the largest registered Landscape Park in the Black Country which means that it has regional as well as local importance.

The policy encourages the reuse and reinstatement of structures and buildings in the parkland and acknowledges that some of these buildings may need to be replaced with new buildings if it is shown that they are in such a deteriorated condition that they cannot be restored or repaired and adapted to new uses. The designs of new buildings that replace key structures in the parkland should be influenced by their context and enhance the unique attributes of the character and heritage of the area.

For both existing and new buildings the Council will encourage sympathetic use and design recognising the significance of the buildings, the historic fabric and their setting in conjunction with the Historic England's guidance on Constructive Conservation and 'Conservation Principles, Policies and Guidance' available online at: www.historicengland.org.uk/advice/constructive-conservation

In respect of all aspects of the maintenance, restoration and development of the hall and / or of the park and garden the Council will seek high quality design that takes proper account of its context and supports the overall improvements of the estate. Historically respectful solutions and / or innovative proposals which provide high quality of design that enhances the original parkland vision will be preferred.

Great Barr Hall and Chapel

Great Barr Hall and Chapel is a Grade II listed building and is on the 2016 heritage at risk register under its previous grading of II*.

³ Historic England (2012 – as English Heritage), available online at <https://historicengland.org.uk/images-books/publications/enabling-development-and-the-conservation-of-significant-places/>

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Planning proposals for Great Barr Hall and Chapel are expected to be of the highest possible standard and should ensure that the widest range of potential uses are assessed to identify the most viable ones, using guidance from Historic England including ‘Heritage Works’⁴ which provides a handbook for heritage-led regeneration projects.. Applications for enabling development involving the Hall will be expected to meet the policy requirements laid out in the enabling development section of EN7.

The hall is likely to have some biodiversity issues, such as the potential presence of roosting bats, which would have to be successfully addressed as part of any development scheme for the Hall.

7.10.2 Evidence

- Grade II Listed Building designation⁵
- Grade II Registered Park and Garden⁶
- Heritage at Risk Register – Historic England⁷
- National Heritage List for England
- Great Barr Conservation Area⁸
- Wolverhampton and Walsall Historic Environment Record (HER)⁹
- EcoRecord, the ecological database for the Black Country and Birmingham.
- UK Biodiversity Action Plan; Priority Habitat Descriptions: Wood-Pasture and Parkland¹⁰
- Supporting documents submitted as part of current undetermined planning applications for the site, including 13/1567/FL
- Historic England Listing Review Advice Report 2016

⁴ Historic England (as English Heritage) (2013) ‘Heritage Works’ available online at: <https://historicengland.org.uk/images-books/publications/heritage-works/>

⁵ National Heritage List for England – Historic England entry for Great Barr Hall <http://list.historicengland.org.uk/resultsingle.aspx?uid=1076395>

⁶ National Heritage List for England – Historic England entry for Great Barr Registered Park <http://list.historicengland.org.uk/resultsingle.aspx?uid=1001202>

⁷ Heritage at Risk Register 2016 entries for Great Barr Hall and Chapel Listed Buildings: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1691399> and Great Barr Hall Registered Park and Garden: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1982124>

⁸ Walsall Conservation Areas www.walsall.gov.uk/conservation_areas.htm

⁹ Wolverhampton and Walsall HER, based at City of Wolverhampton Council with records available to view online via the Heritage Gateway at <http://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=93&id=4738>

¹⁰ UK BAP Priority Habitat Descriptions: Wood-Pasture and Parkland – available online at: <http://jncc.defra.gov.uk/page-5706>

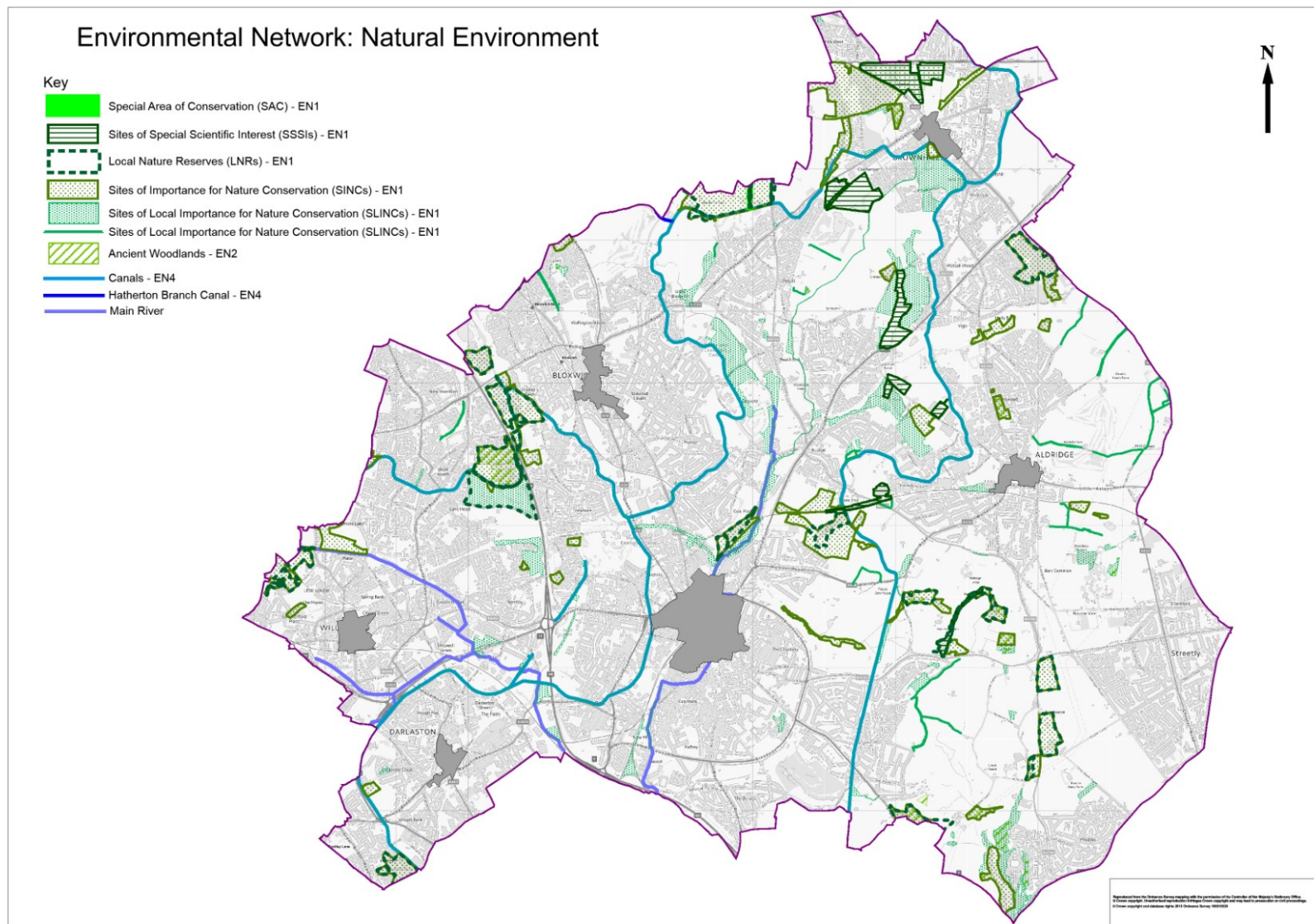
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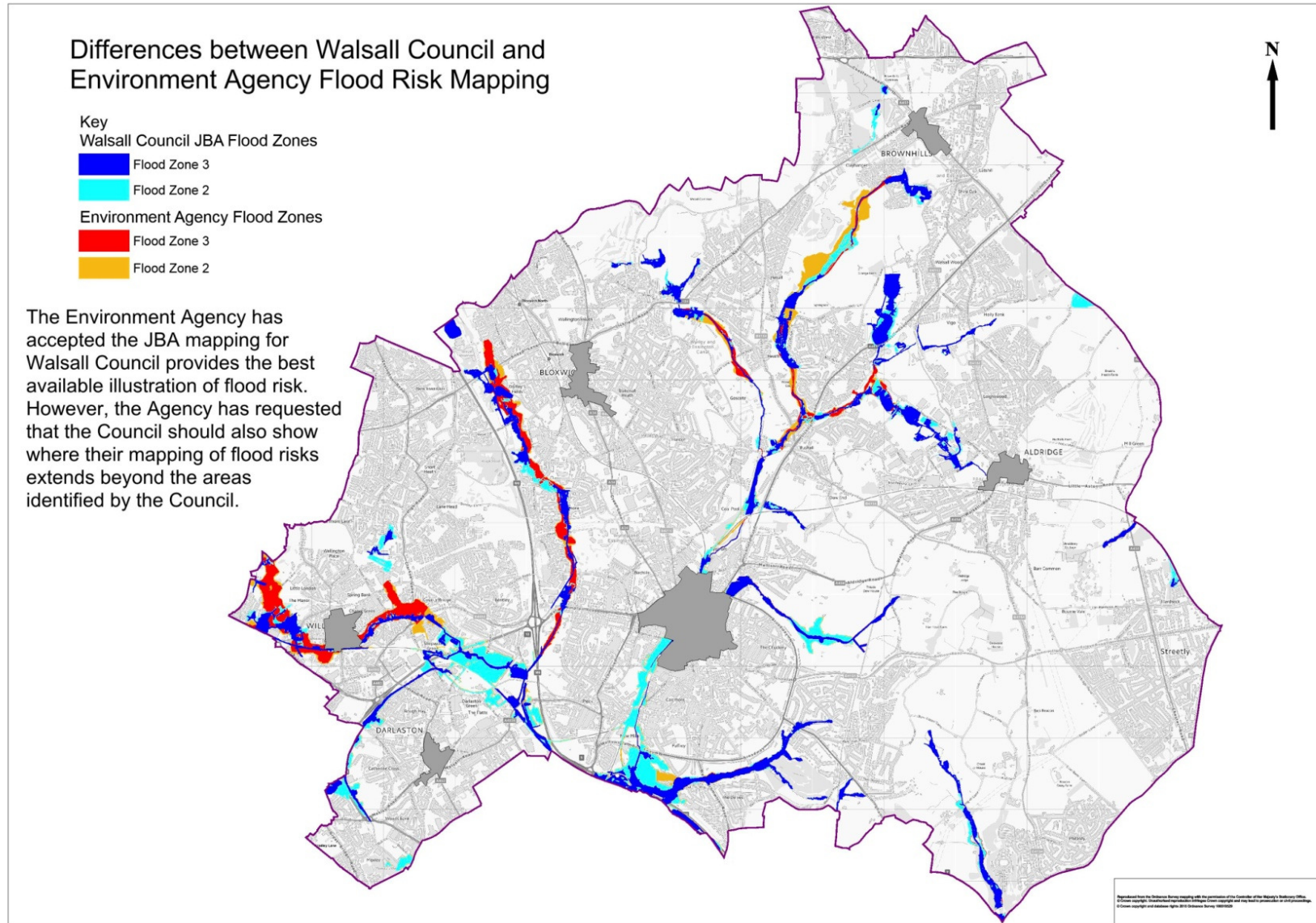
7.10.3 Delivery

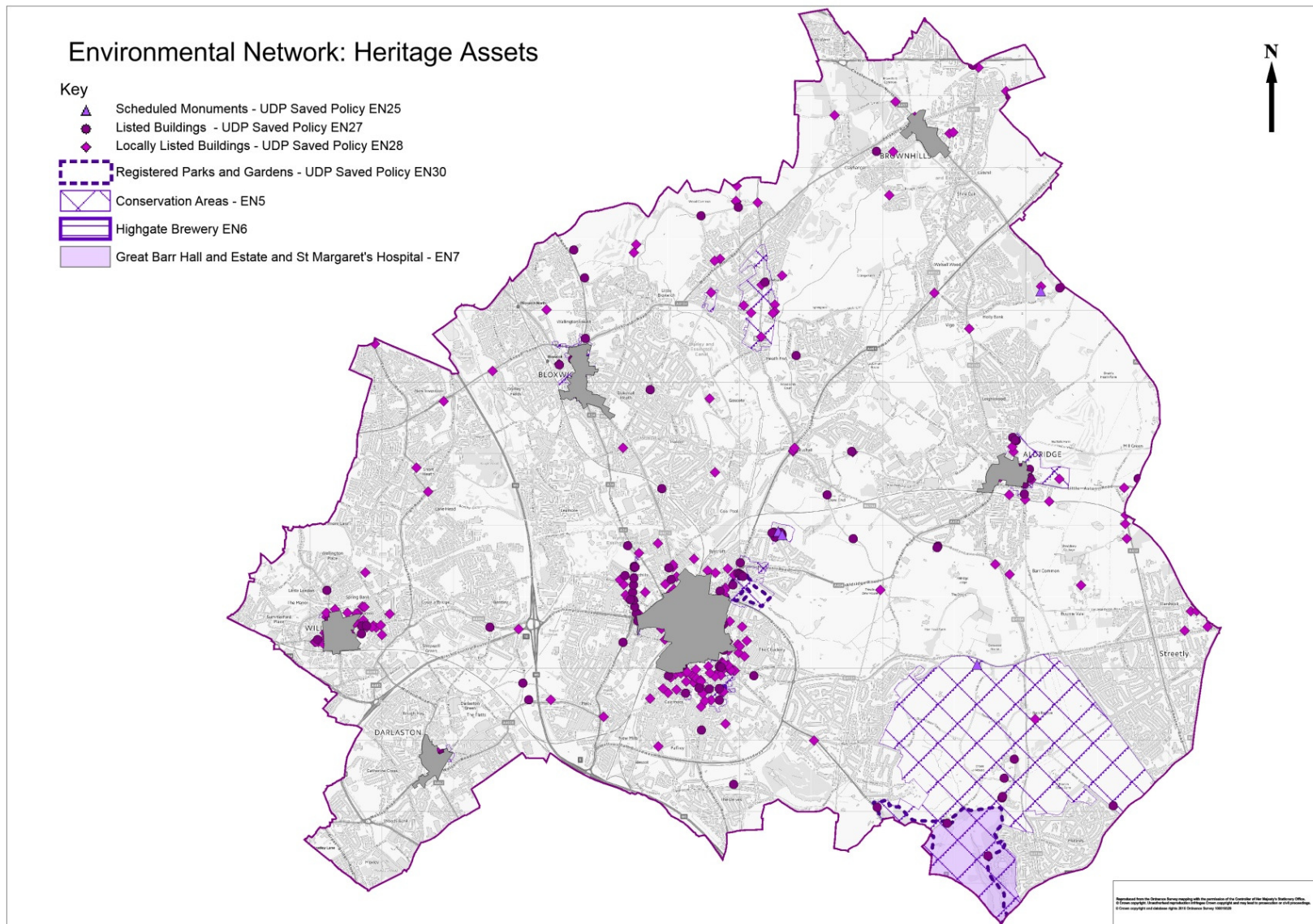
- Through the appropriate consideration of planning applications and working with Historic England and possible funding sources where appropriate.
- Potential for producing a masterplan or development brief for the estate

7.10.4 Monitoring

Indicators	Targets	BCCS Monitoring Indicator/ Target
EN7a – Proportion of planning permissions granted in accordance with Conservation / Historic Environment Section or Advisor recommendations	100%	LOI ENV2
EN7b – Proportion of planning permissions granted in accordance with Historic England’s planning related advice	100%	No
EN7c – Completion of / compliance with outstanding conditions from residential development (e.g. public transport)		No
EN7d – Downgrading of risk level or removal from Heritage at Risk Register	Great Barr Hall: Improvement from ‘very bad’ condition and Priority A (Immediate risk of further rapid deterioration or loss of fabric; no solution agreed). Great Barr Hall Park Registered Parkland: Improvement from condition of “ <i>Extensive Significant Problems</i> ”, high vulnerability and a trend of declining.	No







Chapter 8: Sustainable Waste Management						
Reference	Page	Policy/ Section	Modification	Main Modification ?	Reason for Modification	Sustainability Appraisal Required?
MMSAD31	136-139	Policy W2: Existing Waste Management Sites Table of Strategic Waste Sites	<p>Amend details for particular sites as follows.</p> <p>WS4: G & P Batteries, Crescent Works, Holland Industrial Park, Darlaston Add “<u>LDO</u>” to” Assets and Constraints, and Notes”</p> <p>WS5: EMR, Bentley Road South, Darlaston Add “<u>LDO</u>” to” Assets and Constraints, and Notes”</p> <p>WS9: Biffa Aldridge MRF, Westgate, Aldridge Amend annual throughput figure “Up to 250,000 Around 160,000” [tonnes per annum]</p> <p>WS10: Highfields South, Landfill Site, Walsall Wood Amend annual throughput figure “110,000 130,000” [tonnes per annum]</p> <p>WS11: Veolia Recycling Darlaston, Holland Industrial Park, Darlaston Add “<u>EZ</u>” and “<u>LDO</u>” and footnote “<u>5</u>” to “Assets and Constraints, and Notes” Add footnote 5 to table: “<u>Site WS11 is adjacent to the Darlaston Brook and River Tame. The Environment Agency has advised that new developments should allow an 8 metre easement from the top of the bank.</u>”</p>	Yes	<p>For completeness and for consistency with Proposed Modification to Site IN88 in Policy IND2, in response to advice from Environment Agency (2658) about flood risk mitigation requirements.</p> <p>Updates to annual throughput figure in line with estimated annual throughput published on operator’s website and in response to representation by Cory Environmental (481). It is agreed that the throughput figure in the policy has been based on out-of-date information and should be updated to reflect anticipated infill rates over the rest of the plan period.</p>	<p>Updating of constraint information – Yes</p> <p>Updating of throughput figures -No</p>

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MMSAD32	143 to 147	W3: New Waste Management Development - Waste Treatment and Transfer	<p>Amend paragraph a) and split into new paragraph b). Existing paragraphs b) to j) re-numbered c) to k).</p> <p>“a) The Council will expect new waste treatment and transfer management facilities to be appropriately located, and to demonstrate compliance with the relevant guidance in BCCS Policy WM4 and national policy guidance on waste. Planning applications for such developments will also be expected to demonstrate that the proposed operations would not have unacceptable effects on health, the environment, amenity or infrastructure, and that any potentially harmful effects or land use conflicts likely to arise will be effectively managed.</p> <p><u>b) As with development at existing waste facilities, where new waste treatment and transfer proposals include extensive open storage or processing of waste, applicants must provide evidence that the development will not present unacceptable risks from fire, and that due consideration has been given towards environmental constraints, in accordance with paragraph c) of SAD Policy W2. Any concerns raised by the relevant regulatory authorities, statutory consultation bodies and infrastructure providers about the potential effects of the proposal will also be an important material consideration.”</u></p>	Yes	<p>In response to comments from the Environment Agency (2658) that the policy is inconsistent with Policy W2 in not addressing fire risk. While this is addressed in paragraph h) in relation to unenclosed sites (as this is where the main risks are likely to arise), it is accepted that enclosed facilities could sometimes be at risk and that to cover all eventualities, the requirement should apply to all types of waste treatment and transfer facilities and not just to unenclosed facilities. New paragraph b) will cross-refer to requirement in paragraph c) of Policy W2 to minimise duplication.</p>	Yes
MMSAD33	143-144	W3: New Waste Management Development -	<p>Amend details for particular sites as follows. WP11: Cemetery Road, Darlaston Add “<u>F2, F3 (part – note 5)</u>” and “<u>LDO</u>” to</p>	Yes	<p>For completeness and for consistency with Proposed Modification</p>	Yes

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		<p>Waste Treatment and Transfer</p> <p>Table of Potential Waste Sites – Enclosed Treatment and Transfer</p>	<p>“Assets and Constraints, and Notes”</p> <p>Add footnote 5 to table:</p> <p><u>“Site WP11 includes the Former Railway Tavern site (IN98.2), which is partly within Flood Zone 3. The Environment Agency has advised that new developments on this site should allow an 8 metre easement.”</u></p> <p>WP12: Aspect 2000, Bentley Mill Way, Darlaston</p> <p>Add “EZ” and “LDO” to “Assets and Constraints, and Notes”</p> <p>WP15: Casino/ Cinema, Bentley Mill Way, Darlaston</p> <p>Add “LDO” to “Assets and Constraints, and Notes”</p> <p>WP16: Former Wesson Site, Bull Lane, Moxley</p> <p>Amend note against to site reference: “3 4”</p> <p>WP17: Access 10 East, Bentley Road North, Darlaston</p> <p>Add “F2, F3 (part – note 6)” and “LDO” to “Assets and Constraints, and Notes”</p> <p>Add footnote 6 to table:</p> <p><u>“Site WP17 is adjacent to the River Tame and is partly within Flood Zones 2 and 3. The Environment Agency has advised that new developments should allow an 8 metre easement.”</u></p> <p>WP18: Phoenix 10 (former James Bridge IMII / Tip Sites), Pleck</p> <p>Add “EZ” and “LDO” to “Assets and Constraints, and Notes”</p>		<p>to sites in Policy IND2, in response to advice from the Environment Agency (2658) on flood risk constraints and flood risk mitigation.</p> <p>To correct reference to note in respect of site WP 16.</p>	
MMSAD34	144,	W3: New Waste Management	Delete Site WP13 (Former McKechnie’s Site, Middlemore Lane/ Dumblederry Lane,	Yes	Site owner (St Francis Group) (2121) does not	Yes

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	162	<p>Development - Waste Treatment and Transfer</p> <p>Table of Potential Waste Sites – Enclosed Treatment and Transfer Policies Map</p>	<p>Aldridge) as a potential waste site from table, from Map 8.1 and from the Policies Map.</p> <table border="1" data-bbox="770 233 1359 699"> <thead> <tr> <th data-bbox="770 233 887 435">SAD Waste Site Ref</th> <th data-bbox="887 233 1003 435">SAD Industrial Land Ref</th> <th data-bbox="1003 233 1211 435">Site Name and Address</th> <th data-bbox="1211 233 1359 435">****</th> </tr> </thead> <tbody> <tr> <td data-bbox="770 435 887 699">WP13</td> <td data-bbox="887 435 1003 699">IN12.8</td> <td data-bbox="1003 435 1211 699">Former McKechnie's Site, Middlemore Lane/ Dumblederry Lane, Aldridge</td> <td data-bbox="1211 435 1359 699">****</td> </tr> </tbody> </table> <p>The site is to remain as Potential High Quality Industry site IN12.8 under Policy IND2.</p>	SAD Waste Site Ref	SAD Industrial Land Ref	Site Name and Address	****	WP13	IN12.8	Former McKechnie's Site, Middlemore Lane/ Dumblederry Lane, Aldridge	****		<p>support the development of the site with waste management uses, on the grounds of potential land use conflict. This Modification also responds to similar concerns by the Environment Agency (2658).</p>	
SAD Waste Site Ref	SAD Industrial Land Ref	Site Name and Address	****											
WP13	IN12.8	Former McKechnie's Site, Middlemore Lane/ Dumblederry Lane, Aldridge	****											
MMSAD35	146	<p>W3: New Waste Management Development - Waste Treatment and Transfer</p>	<p>Amendment to Paragraph h) (to be re-numbered i)):</p> <p>“h) i) The Council will only support proposals for waste treatment and transfer facilities on open sites where there is adequate distance separation from ‘sensitive receptors’ and where it can be demonstrated that the proposal would not present unacceptable risks from fire to occupiers of the site, including employees and visitors, and to people, land, property and infrastructure, including transport networks, in the vicinity of the site risks from fire have been evaluated and will be effectively managed in accordance with paragraph b) above. Applicants must also demonstrate</p>	Yes	<p>In response to comments from the Environment Agency (2658) that the policy is inconsistent with Policy W2 in not addressing fire risk.</p>	Yes								

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			that enclosure of the operations within a building is not feasible.”			
MMSAD36	155	W4: New Waste Management Development - Waste Disposal Table of Strategic Waste Sites	<p>Strategic Waste Sites – Waste Disposal (Landfill Sites):</p> <p>Amend table heading “Estimated Life Remaining at 31/0/.15” to “Estimated Life Remaining at 31/12/.15”</p> <p>Amend Estimated Life Remaining of Site WS10: Highfields South Landfill Site, Coppice Lane, Walsall Wood as follows: “Uncertain³ <u>10 Years</u>³”</p> <p>Amend Footnote 3 as follows: “Remaining life of Highfields South is also uncertain—while the approved restoration programme requires infilling of wastes to be completed within 8.5 years of commencement, i.e. by the middle of 2016 (Condition 4 of 07/0046/WA/E1), infilling rates have been lower than anticipated, and there is significant void space remaining. A request for an EIA Screening Opinion was submitted to the Council in 2015, in respect of a proposal to extend the landfill completion until 31/12/25 (15/1403). However, planning permission had not been granted for the proposed extension of time at the time of Publication (March 2016), and until such time as a formal decision has been made by the Council, the estimated life remaining is regarded as uncertain <u>10 years from 31.12.15. Condition 4 of the approved restoration programme (07/0046/WA/E1).</u>”</p>	Yes	<p>To update the baseline date for the information in the table.</p> <p>To reflect a grant of planning permission in September 2016 to vary Condition 4 of permission 07/0046/WA/E1 to allow an additional 9.2 years until 31/12/2025 to complete the approved programme for phased infilling and restoration. Baseline date of the information in the table is now the end of December 2015, as both of the sites in the table are former mineral extraction sites which are being restored by infilling with waste. Monitoring of these sites is therefore more appropriately based</p>	No

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			<u>which required infilling to be completed within 8.5 years of commencement (i.e. by the middle of 2016), has been varied by permission 16/0465, approved in September 2016. The new permission has extended the time allowed to complete the phased infilling and restoration programme by a further 9.2 years, until 31.12.25.”</u>		on calendar years (January – December) than the usual monitoring years (April – March).	
<p>Note (not for inclusion in the adopted SAD): The end date for the landfill at Branton Hill is also uncertain. There is an application for the expansion of Branton Hill Quarry which would extend the life of the existing landfill (BC64995P). The application is proposing that infilling of the expanded site would take 27 – 35 years and final restoration would be completed within five years of the final working phase, i.e. by 2053. This application also remains undetermined. Baseline date of the information in the table is now the end of December 2015, as both of the sites in the table are former mineral extraction sites which are being restored by infilling with waste. Monitoring of these sites is therefore more appropriately based on calendar years (January – December) than the usual monitoring years (April – March).</p>						
OMSAD41	154-157, 159, 162	8.5 New Waste Management – Waste Disposal W4: New Waste Management Development - Waste Disposal 8.511 Policy Justification Policies Map	<p>Delete text from first paragraph of 8.5: “SAD Policy W4 supplements the existing BCCS Policies WM3 and WM4, by providing further guidance on suitable sites and locations in Walsall where new waste disposal infrastructure may be developed. The proposed landfill sites at Aldridge and Sandown Quarries identified in BCCS Policy WM3 are identified as Potential Waste Sites in the policy together with a former railway cutting where infilling with waste is currently underway. The policy also provides guidance on other potentially suitable locations for waste disposal operations in Walsall.”</p> <p>Amend Heading in Policy: “Disposal of Waste at Existing and Former Quarries <u>and Other Landfill</u>”.</p> <p>Add reference to North Walsall Cutting to paragraph c): “c) There are currently two permitted landfill sites at former quarries in Walsall, both of</p>	No – factual changes to update the plan.	To update the plan, to reflect that the infilling of North Walsall Cutting with waste has already commenced. It should therefore be identified as an ‘existing’ rather than a ‘potential’ waste site, and the modification is to move text to one set of parts of the policy and justification to another. The opportunity has also been taken to update the text in relation to the acquisition of Branton	No

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			<p>which are identified as Strategic Waste Sites in SAD Policy W2. <u>There is also a landfilling operation underway at North Walsall Cutting, Reedswood with pre-treated inert waste.</u> These <u>3 sites</u> are listed in the table below.”</p> <p>Existing Waste Sites (Table):f Add rows and add to notes to refer to North Walsall Cutting (WP5). See Appendix to Chapter 7 below.</p> <p>Potential Waste Sites (Table) Delete WP5 (North Walsall Cutting). See Appendix to Chapter 7 below.</p> <p>Delete paragraph h): “h) Planning permission has been granted for infilling of North Walsall Cutting, Reedswood with pre-treated inert waste (SAD Reference WP5). This site has therefore been identified as a Potential Waste Site in the table above and its location is shown on Map 8.1 and on the SAD Policies Map as a symbol. Preliminary works are underway and infilling of this site is expected to commence shortly, and to be completed early within the plan period.”</p> <p>Renummer paragraphs i) to k) as h) to j).</p> <p>Amend 4th paragraph of 8.5.1: <u>“Policy W4 identifies 2 large quarries as Strategic Waste Sites for landfilling. Only one of these is operational at present, There is currently only one operational landfill site in Walsall, at the former Highfields South Quarry. Until recently, landfilling was also underway at Branton Hill Quarry, but this ceased in 2013 when the quarry closed. However, Branton Hill Quarry has been on the market and recently</u></p>		<p>Hill Lane Quarry.</p>	
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			<p>changed ownership is understood to be on the market, and landfilling of any remaining voids is expected to recommence when a new buyer takes over the site. Both of these sites are identified as Strategic Waste Sites in SAD Policy W2, and are identified as existing landfill sites in part c) of Policy W4, although in both cases, infilling is expected to be completed by the end of the plan period. <u>Another existing waste site, at North Walsall Cutting, is identified in the policy. This site is a former railway cutting which received planning permission in 2010 for infilling with inert waste – this is currently underway and is expected to be complete early on in the plan period.</u></p> <p>Delete final two sentences of 4th paragraph on page 159: “Most other waste disposal operations likely to arise over the plan period. Another site (North Walsall Cutting) is also identified in the policy. This site is a former railway cutting which received planning permission in 2010 for infilling with inert waste – this is currently underway and is expected to be complete early on in the plan period.”</p> <p>Amend Map 8.1: Waste Management Sites and Policies Map to show North Walsall Cutting as an <u>“Other Existing Waste Site”</u> rather than as a “Potential Waste Site”.</p>			
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OMSAD42	156	W4: New Waste Management Development - Waste Disposal	In table of Potential Waste Sites, amend BCCS Ref for Sandown Quarry from WP3 to WP6.				No	To correct the reference to the Black Country Core Strategy.	No
			Potential Waste Sites – Waste Disposal						
			SAD Waste Site Ref	SAD Site Minerals Ref	BCCS Ref	Site Name and Address			
			WP6	MP7	WP6 3	Sandown Quarry, Stubbers Green Road, Aldridge ³			

Appendix to Chapter 8

**OMSAD41: Amended details for at North Walsall Cutting, under Policy W4 & OMSAD42 Amended reference for Sandown Quarry
(other sites not listed below are unchanged)**

Other Existing Waste Site – Waste Disposal (Landfill Site)

SAD Waste Site Reference	SAD Minerals Site Reference	Site Name and Address	Landfill Site Type	Estimated Life Remaining at 31/12/2015 ¹	Notes, Assets and Constraints, and Notes (See Chapter 2)
WP5	-	<u>North Walsall Cutting, between Reedswood Way and Mill Street, Walsall</u>	<u>Pre-treated inert waste</u>	<u>Not known⁴</u>	<u>GW, NO2, OS, SLINC</u>

Notes to ~~en~~ Table:

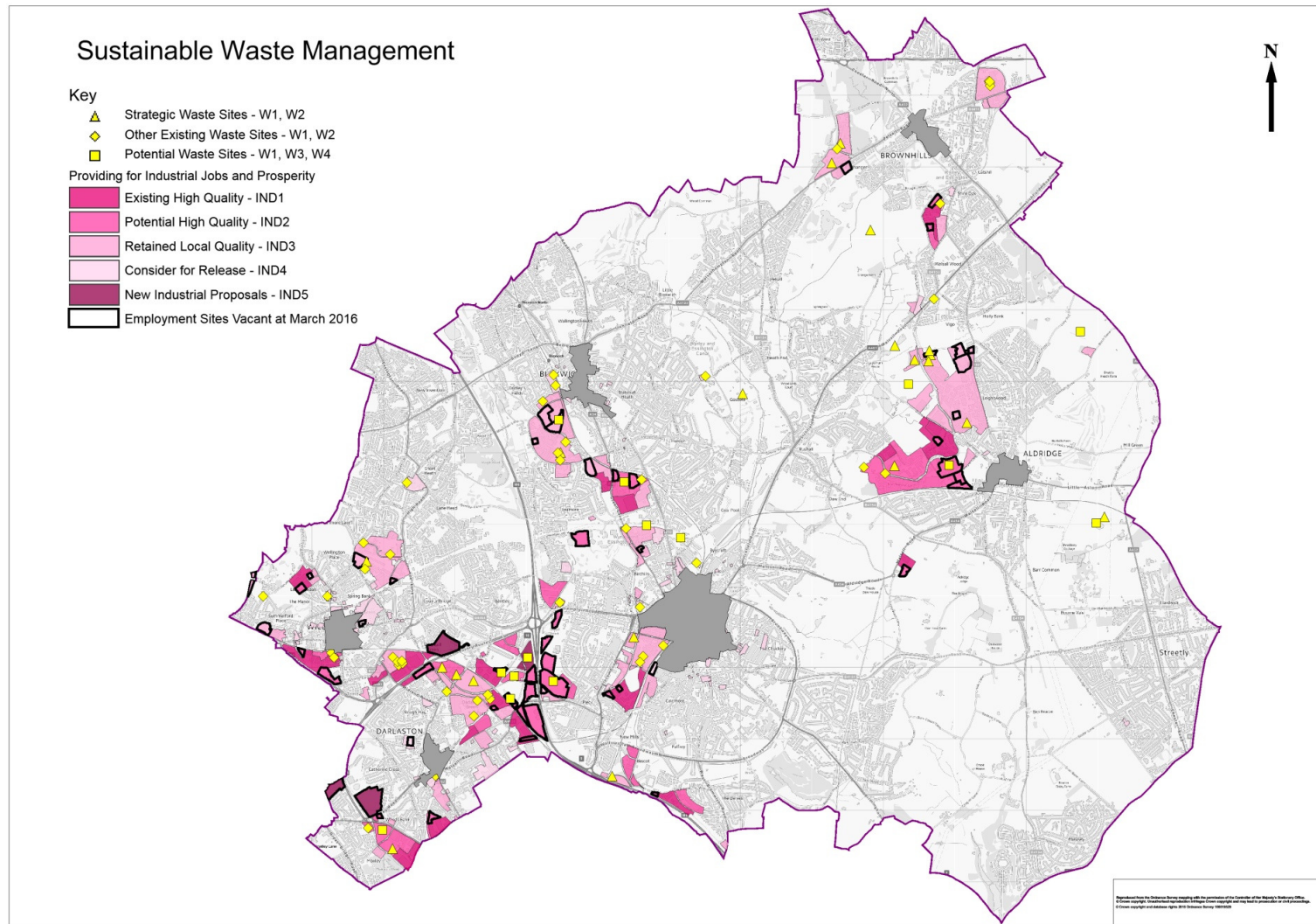
4. The estimated original void space of for site WP5 was 80,000 cubic metres according to the planning application. Planning permission for infilling with inert waste was given in 2010. Work is underway and is expected to be complete early in the plan period.

Potential Waste Sites – Waste Disposal

SAD Waste Site Ref	SAD Site Minerals Ref	BCCS Ref	Site Name and Address	Types of Waste Permitted ¹	Estimated Void Space at 31/03/2015 (cubic metres) ²	Notes, Assets and Constraints, and Notes (See Chapter 2)
WP6	MP7	WP63	Sandown Quarry, Stubbers Green Road, Aldridge ³	Quarry waste	3,000,000	GB, NO2, NOISE
WP5	-	-	<u>North Walsall Cutting, between Reedswood Way and Mill Street, Walsall</u>	<u>Pre-treated inert waste</u>	80,000	<u>GW, NO2, OS, SLINC</u>

Notes to ~~en~~ Table:

2. ~~The estimated void space of these sites WP1 and WP3 is based on estimates from a survey of landfill capacity in the West Midlands carried out in 2009. The estimated void space of site WP5 is from the planning application.~~



OMSAD41 - Amended Map Map 8.1: Waste Management Sites

Chapter 9: Sustainable Use of Minerals						
Reference	Page	Policy/ Section	Modification	Main Modification ?	Reason for Modification	Sustainability Appraisal Required?
OMSAD43	164	9.2 Minerals Safeguarding Safeguarding of Mineral Resources	<p>Revise text for section: “Minerals <u>are a finite natural resource and can only be worked where they are found, which limits the options for where future mineral working can take place. It is necessary to make best use of this resource, to ensure there will continue to be sufficient supplies remaining for future generations.</u> Therefore, national policy requires mineral planning authorities such as Walsall Council to develop and maintain an understanding of the extent and location of mineral resources in their areas, and to safeguard potentially important mineral resources in their area through their local plans.* <u>In particular, plans are expected to provide for a steady and adequate supply of minerals to meet future requirements for infrastructure, energy, building and industry.</u></p> <p>“The BCCS has already identified the broad extent of mineral resources in the Black Country on the Minerals Key Diagram, and includes a policy on safeguarding these resources (BCCS Policy MIN1). <u>Walsall has sand and gravel, brick clay, fireclay and coal. It also has other minerals such as limestone and dolerite for which there is unlikely to be any demand during the plan period.</u> To provide more detailed guidance at a local level, a detailed minerals safeguarding area (MSA) has been defined on the SAD</p>	No – editing only and to explain reference to Registered Common Land elsewhere in chapter	Editing to reduce total length of text and remove duplication with policy justification. Reference to Registered Common Land added to highlight an additional asset and constraint to development as a result of existing legislation (Commons Act 2006) potentially affecting proposals within the MSA.	No

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			<p>Policies Map, and Policy M1 provides further guidance on how the Council will apply BCCS Policy MIN1 when considering planning applications for development within the MSA.</p> <p><u>“As is the case for other types of development, mineral working can be subject to controls that are outside the planning system but which will affect whether the development can take place. Certain areas within the MSA are registered under the Commons Act 2006 (RCL). The relevant areas in Brownhills and Pelsall are highlighted under Policy M9. More details can be obtained from the Council or at: www.magic.defra.gov.uk/.”</u></p> <p>* NPPF, paragraphs 143 and 163: http://planningguidance.planningportal.gov.uk/</p>			
MMSAD37	165	<p>Policy M1: Safeguarding of Mineral Resources Policies Map</p>	<p>Amend the policy wording as shown in the appendix to Chapter 9 below.</p> <p>Amend boundaries of MSA on Policies Map to be similar to those shown on BCCS Minerals Key Diagram, which include buffers. .</p>	Yes	<p>To respond to objections from Mineral Products Association (441) and Coal Authority (681) that:</p> <p>- the identification of a single minerals safeguarding area (MSA) on the Publication Draft SAD Policies Map is not in accordance with the advice in the NPPF and current good practice guidance on minerals</p>	Yes

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					<p>safeguarding.</p> <ul style="list-style-type: none"> - paragraph c) is inconsistent with paragraphs a) and b) and with BCCS Policy MIN1 - non-mineral development proposed in peripheral locations could compromise future mineral working in adjacent areas. <p>N.B. Consequential Modifications to AAP Policy AAPINV7 and the AAP Policies Map are also proposed, to reflect the revised MSA boundary – see Modifications to AAP for further details.</p>	
MMSAD38	168	Policy M2: Safeguarding of Minerals Infrastructure	<p>Amend paragraph b):</p> <p>“The Council will support proposals to upgrade, expand, modify or relocate existing operations at these sites, where the development would help to improve the supply and distribution of mineral products in the Black Country, provided that potentially harmful effects on health, the environment, or local amenity <u>or infrastructure</u> will be effectively managed, in accordance with BCCS Policy MIN5.”</p>	Yes	<p>To ensure potential impact on infrastructure (including in terms of traffic impacts) is addressed, and for consistency with the approach taken in respect of minerals developments generally.</p>	Yes

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<p>MMSAD39</p>	<p>169-171</p>	<p>Policy M1: Safeguarding of Mineral Resources 9.2.1 Policy Justification</p>	<p>Amend entire section as shown in Appendix to chapter 9 below.</p>	<p>Yes</p>	<p>To reflect changes to policy M1 made by MMSAD37, to refer to new information received about the fireclay MSA and to remove duplication with introduction text (see OMSAD43).</p> <p>To explain how further sterilisation of mineral resources has been avoided through the site allocation process for the SAD and AAP, in response to objections from Mineral Products Association (441). A MSA for fireclay has also been identified on SAD Map 9.5 based on the sources referred to – see Modification to Map 9.5 for details.</p> <p>To explain how further sterilisation of mineral resources has been avoided through the site allocation process for the SAD and AAP and how this constraint has been taken into account in the sites identified for</p>	<p>No -</p>
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					<p>non-mineral development, in response to objections from Mineral Products Association (441) and Parkhill Estates (2597). Wording of penultimate paragraph (on page 171) has been expanded to identify other evidence that supports the Council’s view that ‘prior extraction’ of minerals is rarely likely to be feasible on small, previously-developed urban sites in Walsall.</p>	
OMSAD44	171-172	<p>9.2.1 Policy Justification</p> <p>Policy M2 – Safeguarding of Minerals Infrastructure</p>	<p>Delete text (and footnote) from first two paragraphs as below:</p> <p>9.2.1 Policy Justification</p> <p>Policy M2 – Safeguarding of Minerals Infrastructure</p> <p>“This policy aims to safeguard all of the known Mineral Infrastructure Sites in Walsall, in accordance with national planning policy and BCCS Policy MIN1. These include the three sites identified in the BCCS (see Minerals Key Diagram and Table MIN1 in BCCS Appendix 7), plus other sites identified as a result of further technical work and annual monitoring by the Council. The sites to be safeguarded are shown</p>	No	<p>Editing to remove reference to AAP and duplicate reference to document that is also listed in the evidence list</p>	No

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			<p>as symbols on Map 9.62 and their boundaries are shown on the SAD Policies Map. There are no Mineral Infrastructure Sites identified in the AAP as none of these sites is in Walsall Town Centre.</p> <p>“The sites identified in the policy are included in a table of all known Permitted Mineral Processing, Storage and Distribution Sites in Walsall at the end of December 2014, in the Walsall SAD & AAP Minerals Study.* This is the most up-to-date evidence available on minerals infrastructure in Walsall, and there have been no changes to the sites or their status up to the end of the last monitoring year (31/03/2015). There are currently eight sites in total. All of the Mineral Infrastructure Sites identified in the SAD have a valid planning permission or lawful use for the operations being carried out.</p> <p>“⁴ See Walsall Council SAD & AAP Minerals Project: Review of Evidence Base for Minerals and Viability and Deliverability of Mineral Development Options (2015), Amec Foster Wheeler, Table 3.2: www.walsall.gov.uk/local-plans/evidence.htm”</p>			
OMSAD45	174-175	9.3 Construction Aggregates	<p>Move first paragraph (and footnotes) under “Construction Aggregates – Current and Future Supply Requirements” to preceding section and delete first phrase of first sentence (“When planning for future aggregate...”).</p> <p>Delete first sentence of third paragraph under “Construction Aggregates – Current and Future Supply Requirements” (“National policy guidance advises...”) and footnotes.</p>	No – editing only	To delete duplicated text and references	No

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			<p>“National planning policy advises that local plans for minerals should plan for a steady and adequate supply of aggregates for building and infrastructure projects, including primary (quarried) aggregates and aggregates produced from alternative sources, such as secondary and recycled materials, and should assess the projected demand for their use.* When planning for future aggregate mineral supplies, mineral planning authorities are required to <u>They should, so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials.** It is also assumed in the current national and sub-national guidelines on aggregates production*** that a proportion of the requirements over the guideline period will be met from alternatives to primary land-won and marine-dredged aggregates.”</u></p> <p>* NPPF, paragraphs 143, 145 and 163: http://planningguidance.planningportal.gov.uk/</p> <p>** NPPF, paragraphs 143 and 145: http://planningguidance.planningportal.gov.uk/</p> <p>*** National and regional guidelines for aggregates provision in England 2005 – 2020 (2009), CLG: https://www.gov.uk/government/publications/national-and-regional-guidelines-for-aggregates-provision-in-england-2005-to-2020</p> <p>“Construction Aggregates – Current and Future Supply Requirements</p>			
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			<p>“When planning for future aggregate mineral supplies, mineral planning authorities are required to <i>“so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials.”</i>*** It is also assumed in the current national and sub-national guidelines on aggregates production*** that a proportion of the requirements over the guideline period will be met from alternatives to primary land won and marine dredged aggregates.”</p> <p>*** NPPF, paragraphs 143 and 145: http://planningguidance.planningportal.gov.uk/</p> <p>**** National and regional guidelines for aggregates provision in England 2005 – 2020 (2009), CLG: https://www.gov.uk/government/publications/national-and-regional-guidelines-for-aggregates-provision-in-england-2005-to-2020”</p>			
OMSAD46	183	9.3.1 Policy Justification Policy M3: Secondary and Recycled Aggregates	<p>Delete third and fourth paragraphs, and add some replacement text to the start of the fifth paragraph.</p> <p>”The SAD & AAP Study considered potential options for new sites for aggregates recycling identified by the Council. These included the two vacant Mineral Infrastructure Sites identified above (MI1: Former Bace Groundworks Site and MI2: Branton Hill Recycling Relocation Site), and another site at a former sand and gravel quarry where permission for aggregates recycling had been previously sought but refused (following an appeal). The study also reviewed the suitability</p>	No – editing only	Much of the text is no longer necessary as it refers to options considered at previous stages of the Plan	No

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			<p>of the industrial sites identified in the Walsall Site Allocation, CIL Deliverability and Viability Study as having potential for waste management development.</p> <p>“Having considered the viability and deliverability of aggregates recycling on these sites, the study concluded that none of the three sites specifically identified by the Council was without obstacles to viability and delivery, and that given the uncertainties about future need and the deliverability of these options, allocation of sites for aggregates recycling is not a viable or reasonable option for the SAD. The study also noted that the Council is unlikely to support this type of use on industrial sites because of the impact on Walsall’s employment land supply.</p> <p><u>“The SAD & AAP Study considered potential options for new sites for aggregates recycling on former minerals sites and / or on industrial sites. It concluded that the mineral sites were unlikely to be deliverable and that the use of industrial sites would have an impact of Walsall’s employment land supply. SAD Policy M3 is therefore an ‘enabling policy’ to be used as the basis for assessing any new proposals that come forward, including any new or revised proposals for recycling on the Mineral Infrastructure Sites identified in Policy M2.”</u></p>			
OMSAD47	185-186	9.3.1 Policy Justification Policies M4 and M5: Sand and Gravel Extraction – Birch Lane and Branton	<p>Delete third, fourth and fifth paragraphs n page 185, and replace with new paragraph.</p> <p>“The Council identified proposed boundaries for the two BCCS Areas of Search in the SAD Issues & Options Report (April 2013). These were based upon the MSAs (M1i and M1ii)</p>	No – editing only	Text no longer necessary as it refers to options considered at previous stages of the Plan	No

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		Hill	<p>designated in Walsall's UDP. There has been no change to the boundary of the Branton Hill Area of Search (MXA2) since the Issues & Options stage. Birch Lane Area of Search (MXA1) has been refined in the light of consultations.</p> <p>“The SAD & AAP Minerals Study notes that the sand and gravel resource area in Walsall is much smaller than that in Solihull, and is also more constrained by existing development and proximity of residential areas. However, it also noted that a significant proportion of Solihull's resources are currently affected by the High Speed 2 (HS2) rail project, which could sterilise some of these resources. The potential impact of HS2 on resources is also noted in the joint West Midlands Metropolitan Area LAA. The Study therefore concluded that it was appropriate for the SAD to identify where future extraction could take place in Walsall, even though in practice opportunities may not be taken up within the plan period.⁶⁹</p> <p>“The SAD & AAP Minerals Study also considered possible alternatives to the Areas of Search and the potential for different approaches to site allocations. It concluded that there was insufficient evidence of viability and deliverability to justify alternative site allocations. This reflected both site-specific constraints and the general proximity of sand and gravel resources to existing urban areas. New mineral working sites would be likely to have significant impacts on communities in Walsall which would have to be considered cumulatively (in particular with the existing quarry at Shire Oak, just over the borough boundary in Lichfield).</p>			
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			<p><u>“Walsall’s SAD and AAP Minerals study reviewed the Areas of Search at Birch Lane and Branton Hill Lane. It concluded that, it is appropriate for the SAD to identify where future extraction could take place, even though in practice opportunities might not be taken up in the plan period. In view of site specific constraints and the general proximity of sand and gravel resources to existing urban areas new mineral working sites would be likely to have significant impacts on communities in Walsall (including cumulatively with existing workings (notably across the borough boundary at Shire Oak).”</u></p>			
OMSAD48	187	9.3.4 Monitoring	Amend target for policy M3 to “To be developed through future monitoring”	No-relates to monitoring of policy only	To allow a target to be developed in the future	No
OMSAD49	191	Policy M7: Brick Clay Extraction – Stubbers Green Paragraph c)	Amend Paragraph c) as follows: “...where the requirements in paragraph e) a) above are met...”	No– editing only	To correct a typographical error identified by Natural England (2274).	No
MMSAD40	194	Policy M7: Brick Clay Extraction – Stubbers Green	Insert additional Map 9.1: “Stubber’s Green Area” immediately after policy, showing Stubber’s Green Area of Search (MXA3), Atlas and Sandown Quarries (MP2 and MP7), the Recordon Land (MXP3)/ Stubbers Green SINC, Stubbers Green Bog SSSI and Swan Pool and the Swag SSSI. See Appendix to Chapter 9 below.	Yes	To respond to concerns by Natural England (2274) about the clarity of the relationship between the Area of Search, Permitted Minerals Sites and designated nature conservation sites to which the policies relate.	Yes
MMSAD41	197	Policy M8: Brick	Amend Paragraph g), bullet point xv as	Yes	In response to	Yes

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		<p>Clay Extraction – Other Areas Site MP9: Highfields South – Restoration Requirements Paragraph g) xv.</p>	<p>follows: “At least 90% of 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. Potentially suitable after uses likely to be compatible with the recreation of these habitats include:</p> <ol style="list-style-type: none"> 1) Agricultural land; 2) Horse grazing land; 3) Publicly accessible open space, to be accessed from re-instated Public Right of Way (Bro41) via Walsall Road and Green Lane; and 4) Subject to approval by the Council, alternative land uses that maintain openness and are appropriate to the Green Belt location. <p><u>Consideration should also be given to 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.”</u></p>		<p>changes suggested by Natural England (2274) following discussions subsequent to their representation.</p>	
MMSAD42	198	<p>Policy M8: Brick Clay Extraction – Other Areas Brick Clay</p>	<p>Amend Paragraph j)ii) as follows: “ii) They include an agreement to revoke that will permit the revocation of the ‘dormant’ permission at Highfields North (EB593</p>	Yes	<p>To correct inaccuracies and in response to suggested amendment by Natural</p>	Yes

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		Extraction – New Sites Paragraph j)ii)	<u>registered under permission EB3410</u>, thereby helping to prevent or minimise the loss of habitats within the Jockey Fields SSSI which would occur as a result of implementing the permission.”		England (2274), following discussions subsequent to their representation.	
MMSAD43	198	Policy M8: Brick Clay Extraction – Other Areas	Insert additional Map 9.2: “Highfields North and South Brick Clay Extraction” immediately after policy showing Highfields North Permitted Minerals Site (MP9) and the surrounding area, including Jockey Fields SSSI and SLINC. See Appendix to Chapter 9 below.	Yes	To respond to concerns by Natural England (2274) about the clarity of the relationship between the Area of Search, Permitted Minerals Sites and designated nature conservation sites to which the policies relate.	Yes
OMSAD50	203	Policy M8: Brick Clay Extraction – Other Areas Policy Justification	Amend 1 st paragraph of M8 Policy Justification on Page 203 as follows: “...Three Permitted Minerals Sites are identified in these areas on the SAD Policies Map as follows. <u>Highfields North and Highfields South are also shown on Map 9.2::</u> <ul style="list-style-type: none"> • MP6: Highfields North <u>South</u> • MP8: Vigo/ Utopia • MP9: Highfields North” 	No– editing only	To correct typographical error identified by Natural England (2274)	No
MMSAD44	204	Policy M8: Brick Clay Extraction – Other Areas Policy Justification	Amend 3rd paragraph on page 204, 2nd sentence, as follows: “...There is also a requirement at Part g <u>h</u> xv of the policy for at least 90% <u>the whole</u> of the worked areas <u>subject to the SSSI designation</u> to be restored as recreated wildlife habitats of equivalent type and value to those currently present within the SSSI,	Yes	Consequential change to reflect modification to paragraph g) xv of policy in response to suggestions by Natural England (2274).	Yes

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			<p><u>commensurate with the proportion of the site area covered by the SSSI designation. The end uses identified would support this, and are also broadly consistent with the end uses specified in the conditions of the registered permission (EB3410) are consistent with those agreed previously with the land owner in a S106 agreement, and are supported by Natural England as being the most appropriate for the site in view of the SSSI status. The policy also clarifies...</u></p>			
OMSAD51	205-206	<p>Policy M8: Brick Clay Extraction – Other Areas</p> <p>Policy Justification</p>	<p>Delete text from 4th paragraph on page 205 to end of 1st paragraph on page 206, and amend start of 2nd paragraph on page 206:</p> <p>“Two alternative options for future supplies to this factory:</p> <p>“a. No alternative brick clay resources are identified in the SAD, other than the dormant site at Highfields North, meaning that unless the permission is implemented, all imports will have to be sourced from outside the borough; or</p> <p>“b. The SAD identifies further/ alternative potential sources of supply in Walsall, for example, the resource area surrounding the dormant site to the north of the A461, which was identified as a potential option in the SAD Issues & Options Report (April 2013).</p> <p>“Having evaluated the available options, and having considered the desirability of identifying an alternative to working at Highfields North because of the impacts on the Jockey Fields SSSI, the SAD & AAP Study (2015) concluded that there was a case for identifying a second Area of Search around the resource area to the</p>	No	Text no longer necessary as it refers to options considered at previous stages of the Plan	No

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			<p>north of the A461, including the dormant site.⁷⁶ An indicative Area of Search was therefore identified in this location on the Draft Policies Map published alongside the Preferred Options for the SAD (September 2015).</p> <p>“However, the mineral resource evidence suggests that resources further to the north may be more difficult to work than the permitted reserves within the dormant site, because there is likely to be more overburden overlying the clay. Objections to mineral working were also received from the majority land owner in this area (Holford Farm Group) in response to the consultation on the Preferred Options in 2015. The main grounds of objection were the harm likely to be caused to the farming business, which includes Grade 2 and 3a agricultural land, and the potential effects on land currently being managed for nature conservation, including Grange Farm Wood SINC, Black Cock Farm SLINC, Ford Brook SLINC, and parts of Jockey Fields SSSI and SLINC. As the majority land owner is not willing to entertain mineral working in this area, there is no justification for identifying a second Area of Search in the SAD in this location, and it has been omitted from the plan.</p> <p>“Nevertheless, because the brick clay resources available in Walsall are so limited, there is a need for some flexibility within the SAD to allow Sandown Brickworks to be supplied ...”</p> <p>⁷⁶ See Mineral Resource Information for Development Plans: West Midlands (1999), British Geological Survey and former DETR, Report and Mineral Resource Map of West</p>			
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			Midlands/ Warwickshire: https://www.bgs.ac.uk/mineralsuk/planning/resource.html#MRM			
MMSAD45	208	9.5 Coal and Fireclay Extraction – Brownhills	<p>Amend two paragraphs following the sub-heading and add a third as below:</p> <p>“Brownhills is the only area of Walsall where coal and fireclay extraction could take place on any scale during the plan period, because it is the only <u>part of the</u> surface coal resource area not <u>already</u> sterilised by urban development. <u>An indicative MSA for fireclay is identified on Map 9.4.</u> The BCCS therefore identifies an indicative Area of Search for fireclay at Yorks Bridge in this area, <u>as recommended in the inspectors’ report in response to representations by Potters Clay & Coal Company Ltd and the Little Wyrley Estate.</u> It also identifies a site with a dormant mineral permission for coal and clay extraction at Brownhills Common, and a remaining stockpile of fireclay from the former Birch Coppice site (BCCS Policies MIN3 and MIN4, Minerals Key Diagram).</p> <p>The two Permitted Minerals Sites at Birch Coppice and Brownhills Common (MP3 and MP5) are identified on the SAD Policies Map. There is a current ‘<u>ROMP</u>’ application (application for modern working conditions to be applied to these sites) which has been in abeyance for several years, pending the submission of an environmental statement (BC48813P). The Policies Map also identifies the Swan Works site (MC1) which is currently reliant on the fireclay still being stockpiled</p>	<p>Yes</p> <p>- except for removal of duplicate reference to MC1 in 2nd paragraph</p>	<p>To update/ expand on the information on which the policy is based, reflecting information provided by Resource UK on behalf of Potters Clay & Coal Company (219) and discussions with Natural England (2274) following Publication. The Modification explains the background to the Yorks Bridge Area of Search for fireclay extraction identified in the BCCS, and why it is considered preferable to identify an indicative MSA in the SAD on Map 9.4 rather than to designate the Yorks Bridge site promoted by Resource UK on behalf of Potters Clay & Coal Company Ltd (219) as the Area of Search. It also explains why the policy includes</p>	<p>Yes</p> <p>- except for removal of duplicate reference to MC1 in 2nd paragraph</p>

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			<p>on part of the Birch Coppice site (MC1: Swan Works). However, the Yorks Bridge Area of Search is not identified on the SAD-Policies Map, as it has proved difficult to identify a meaningful boundary for this area from the available evidence <u>indicates that fireclay extraction is not likely to be viable or deliverable</u>. SAD Policy M9 <u>therefore provides guidance on new or amended mineral development proposals at the permitted sites, and, to provide flexibility, it also identifies</u> the key issues that should be addressed in any planning applications for coal and fireclay working in the Yorks Bridge area <u>that could come forward beyond the plan period</u>.</p> <p><u>Parts of Brownhills Common and Yorks Bridge are Registered Common Land (RCL) under the Commons Act 2006. Proposals for mineral and other development that might affect RCL should have regard to this Act and the potential need to obtain separate consent to planning permission. More details can be obtained from the Council or at: www.magic.defra.gov.uk/.</u></p>		<p>guidance on applications for fireclay extraction at Yorks Bridge, even though the site is not designated as an Area of Search. There is also an ‘Other Modification’ in the 2nd paragraph to remove a duplicate reference to MC1 (Swan Works).</p> <p>Reference to Registered Common Land is also necessary as this affects two potential MSAs.</p>	
MMSAD46	208	Policy M9: Coal and Fireclay Extraction – Brownhills	<p>Amend paragraph a) as follows: “a) <u>There are potentially winnable coal and fireclay resources in the Brownhills area. The MSA shown on the SAD Policies Map includes the indicative MSA for fireclay identified on Map 9.4. The indicative MSA for fireclay includes resources that could potentially be worked within the plan period, including the sites/ areas identified in this</u></p>	Yes	To respond to representations by Resource UK on behalf of Potters Clay & Coal Company Ltd (219). Due to the uncertainties about viability and deliverability of a suitable fireclay	Yes

			<p>policy. New or amended proposals for mineral development in Brownhills should identify, evaluate and address...”</p>		<p>extraction scheme, it is not appropriate to identify the Yorks Bridge site they are promoting as an Area of Search for fireclay in the SAD. However, it is accepted that there is likely to be a need for fireclay beyond the plan period to provide for the long-term supply requirements of Swan Works and possibly other end users, and that there are fireclay resources in the Brownhills area which could meet this need. It is therefore proposed to identify an indicative MSA for fireclay on SAD Map 9.4 which includes the Yorks Bridge site and the Permitted Minerals Sites at Birch Coppice and Brownhills Common (MP3 and MP5). This will prevent needless sterilisation of the fireclay resources underlying these sites, allowing a suitable extraction</p>	
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					proposal to come forward in an appropriate location if it proves viable.	
MMSAD47	210	Policy M9: Coal and Fireclay Extraction – Brownhills Common (MP5)	<p>Amend paragraph f), bullet point vii as follows:</p> <p>“f) vii Details of arrangements for diversion of Public Rights of Way which currently cross Brownhills Common, providing pedestrian links between Coppice Lane, A452 Chester Road North and A5 Watling Street (Bro 0.162, Bro 0.163, Bro 0.165 and Bro 0.168), <u>and for implementation of the proposed greenway (which would rationalise sections of PROWs Bro 0.163, Bro 0.164 and Bro 0.168) in accordance with Policy LC5;</u>”</p> <p>Insert new point xi) and amend start of following point (now point xii.):</p> <p>“xi. An assessment of the Impacts on Cannock Extension Canal SAC/ <u>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. This should take into account the cumulative impacts from other development that could affect the canal, such as other mineral extraction and the</u></p>	Yes	<p>To address omission from the policy. The Publication Draft version of the policy does not mention the proposed greenway, shown on the SAD Policies Map and Map 9.3 (as well as on the existing UDP Proposals Map), which would rationalise sections of three of the PROWs mentioned. The greenway will be expected to be delivered if the ‘dormant’ permission is implemented in accordance with Policy LC5.</p> <p>To clarify that a detailed Habitats Regulations Assessment will be required at the project stage having regard to the high level HRA screening assessment carried out by the</p>	Yes

			<p><u>Hatherton Canal restoration project assuming it is deliverable.</u></p> <p>“xi <u>xii</u>. <u>Ecological Assessment of impacts, including cumulative impacts, on Brownhills Common and The Slough SINC, <u>Clayhanger SSSI</u>, Pelsall North Common SINC...</u>”</p> <p>Renumber the subsequent points. (“xix <u>xii</u>” onwards).</p>		<p>Council, in response to representations/ further advice from Natural England (2274). The approach is consistent with that taken in respect of the nearby area at Yorks Bridge and recognises that there is a potential ‘impact pathway via the Wyrley and Essington Canal between the site and the Cannock Extension Canal.</p>	
MMSAD48	211-212	Policy M9: Coal and Fireclay Extraction – Brownhills Yorks Bridge	<p>Amend paragraph g) and start of paragraph h) as follows:</p> <p>“g) The BCCS identifies an <u>indicative</u> Area of Search for fireclay extraction at Yorks Bridge, to the west of Brownhills Common, on the boundary between Walsall Borough and Cannock Chase District in Staffordshire (BCCS Policy MIN3 and Minerals Key Diagram). <u>This was based on a site promoted by Potters Clay & Coal Company and the Little Wyrley Estate (for details see Map 9.3).</u> However, this area is not shown on the SAD Policies Map or on Map 9.2. It it is not proposed to identify this proposal <u>designate the site as an Area of Search for fireclay extraction on in the Walsall SAD Policies Map</u> because there is no evidence of any interest from the coal industry or ceramics industry in bringing forward that a coal and</p>	Yes	<p>To clarify which site(s) the policy on Yorks Bridge relates to, and why the SAD does not designate the Area of Search for fireclay extraction identified in the BCCS, and to describe more accurately the relationship of the Yorks Bridge site to designated nature conservation sites, further to discussions with Natural England (2274) following Publication. Information provided</p>	Yes

			<p><u>fireclay extraction proposal can be delivered in this area</u> within the plan period. The <u>Yorks Bridge site area</u> is mainly in agricultural use and includes some of the “<i>best and most versatile</i>” agricultural land. <u>A small part of the site is within the Brownhills Common and the Slough SINC, and it is also in the vicinity of</u> It is also in close proximity to the <u>Cannock Extension Canal SAC/ SSSI/ SLINC, Clayhanger SSSI, Chasewater and Southern Staffordshire Coalfield Heaths SSSI, and to other designated sites of national and local importance for nature conservation.</u></p> <p>“h) In the event that any proposal comes forward for coal and clay extraction <u>on any part of the Yorks Bridge site, or any other unpermitted site in the surrounding area (see Map 9.3) in this area</u>, BCCS Policies MIN3, MIN4 and MIN5 will apply....”</p>		<p>by Resource UK on behalf of Potters Clay & Coal Company Ltd (219) following their representation on the Publication Draft SAD identifies the boundary of the Yorks Bridge site they are promoting for future fireclay extraction, and confirms that this is not economically viable at the present time. As it is not proposed to designate it as an Area of Search in the SAD for that reason, the site is to be identified on Map 9.3 for information purposes. The Modification also clarifies that BCCS Policies MIN3, MIN4 and MIN5 and paragraph h) of SAD Policy M9 will apply to other unpermitted sites in the surrounding area.</p>	
MMSAD49	213	Policy M9: Coal and Fireclay Extraction – Brownhills	<p>Amend paragraph h) xi and start of xii) as follows: “xi. Impacts on Cannock Extension Canal SAC/ <u>SSSI/ SLINC</u> – <u>detailed Habitats</u></p>	Yes	To clarify that a detailed Habitats Regulations Assessment will be	Yes

		Yorks Bridge	<p>Regulations Assessment (<u>HRA</u>) will be required, <u>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 demonstrating demonstrate that the proposal development would not adversely affect the integrity of the SAC have a significant effect upon the qualifying features of the SAC (the reasons it has been allocated) contrary to the Habitats Directive. This should take into account the cumulative impacts from other development that could affect the canal, such as other mineral extraction and the Hatherton Canal restoration project assuming it is deliverable.</u></p> <p>“xii) Impacts, <u>including cumulative impacts,</u> on Brownhills Common and The Slough SINC, <u>Clayhanger SSSI, Pelsall North Common SINC...</u>”</p>		<p>required at the project stage having regard to the high level HRA screening assessment carried out by the Council, in response to representations/ further advice from Natural England (2274). Policy wording has also been amended to more accurately reflect the requirements of Article 6 of the Habitats Directive (92/43/EEC). Bullet point xii) – to address an omission from bullet point: Clayhanger SSSI is also in close proximity to the Yorks Bridge site, therefore effects on this SSSI will require evaluation and where necessary mitigation, and - for consistency with the approach to other environmental impacts.</p>	
MMSAD50	213	Policy M9: Coal and Fireclay Extraction - Brownhills	<p>Insert additional Map 9.3: “Brownhills Area including Yorks Bridge” immediately after policy showing Birch Coppice (MP3, Brownhills Common (MP5) and Yorks Bridge</p>	Yes	<p>To respond to concerns by Natural England (2274) about the clarity of the</p>	Yes

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			<p>site, and designated nature conservation sites/ other constraints in and around the area, including Brownhills Common and The Slough SINC, Cannock Extension Canal SAC/SSSI/SLINC, Clayhanger SSSI, and Chasewater Heaths and the Southern Staffordshire Coalfield SSSI.</p> <p>See Appendix to Chapter 9 below.</p>		<p>relationship between the Area of Search, Permitted Minerals Sites and designated nature conservation sites to which the policies relate.</p>	
MMSAD51	215 - 217	<p>9.5.1 Policy Justification</p> <p>Policy M9: Coal and Fireclay Extraction – Brownhills</p>	<p>Amend text from final paragraph on page 215 to end of section on page 217 as in Appendix to Chapter 9 below:</p>	Yes	<p>See below in Appendix to Chapter 9.</p>	Yes
OMSAD52	220	<p>Minerals Chapter Maps</p>	<p>Insert additional Map 9.4 “Individual Mineral Safeguarding Areas (Indicative)” showing indicative minerals safeguarding areas for each mineral type.</p> <p>See Appendix to Chapter 9 below</p>	No	<p>To respond to objection from Mineral Products Association (441) that the identification of a single minerals safeguarding area (MSA) on the Publication Draft SAD Policies Map is not in accordance with the advice in the NPPF and current good practice guidance on minerals safeguarding.</p>	No
MMSAD52	221	<p>Map 9.1: Proposed Minerals Safeguarding Area</p>	<p>Replace existing Map 9.1 with a new Map 9.5: “Combined Minerals Safeguarding Area” showing combined indicative minerals safeguarding areas (MSAs) for all mineral commodities (including ‘buffers’), replicating the indicative MSAs shown on Mineral</p>	Yes	<p>To respond to objection from Mineral Products Association (441) that the identification of a single minerals</p>	Yes

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			<p>Commodity Maps MC1 – MC3 in BCCS Appendix 7, and also showing a new MSA for fireclay in Brownhills, which has been identified using evidence obtained from relevant mineral operators following the adoption of the BCCS.</p>		<p>safeguarding area (MSA) on the Publication Draft SAD Policies Map is not in accordance with the advice in the NPPF and current good practice guidance on minerals safeguarding. Also to respond to representations by Resource UK on behalf of Potters Clay & Coal Company Ltd (219) in support of the designation of an Area of Search for fireclay extraction at Yorks Bridge, and evidence provided by them on the extent of potentially winnable fireclay resources in this location.</p>	
OMSAD53	222	Map 9.2 Minerals Allocations	Replace Map and renumber as Map 9.6 to incorporate above changes in Minerals Chapter	No	Consequential changes to mapping as a result of other modifications	No
MMSAD53	N/A	<p>Policy M2: Mineral Infrastructure Sites Site MI1 Site MI7 SAD Policies Map</p>	<p>Site MI1: Former Bace Groundworks Site, Coppice Lane, Aldridge – amend site boundary to reflect adjacent development (Site MI7: Interserve Waste Recycling Centre). Site MI7: Interserve Waste Recycling Centre, Brickyard Road, Aldridge</p>	Yes	To correct the site boundaries of Sites MI1 and MI7. A small parcel of land has been excluded from Site MI1, as this has been incorporated into	Yes

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			<p>– amend site boundary to include open storage area to the east of the recycling facility.</p> <p>N.B. No Modification is required to the Strategic Waste Site designation of the same site (Site WS1, SAD Policy W2), as Strategic Waste Sites are shown on the Policies Map as symbols only.</p>		<p>the adjacent Site MI7. Site MI11 now includes the full extent of the ‘red line’ area of permission 11/0493/FL, which extended the area of the original permission for the facility 09/1823/FL. A consequential Modification is also proposed to the boundary of Site MB1: Aldridge Brickworks (see below), as Site MI11 was developed on part of the former stockyards belonging to the brickworks.</p>	
MMSAD54	N/A	<p>Policies M4 – M9: Sites MP1 - MP9 and MC1 – MC3 SAD Policies Map</p>	<p>Amend boundaries of the following sites shown on the SAD Policies Map.</p> <p>Permitted Minerals Sites:</p> <p>MP1: Aldridge Quarry</p> <p>MP2: Atlas Quarry</p> <p>MP3: Birch Coppice</p> <p>MP4: Branton Hill Quarry</p> <p>MP5: Land at Brownhills Common</p> <p>MP6: Highfields South</p> <p>MP7: Sandown Quarry</p> <p>MP8: Vigo/ Utopia</p> <p>MP9: Highfields North</p>	Yes	<p>To correct errors in the plotting of the site boundaries of permitted minerals sites and brickworks on the Publication Draft SAD Policies Map. The amended boundaries include the full extent of the ‘red line’ areas of the relevant mineral permissions. It should be noted that the permitted areas of</p>	Yes

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			<p>Brickworks: MC1: Aldridge Brickworks MC2: Atlas Brickworks MC3: Sandown Brickworks</p>		<p>Atlas Quarry (MP2) and Sandown Quarry (MP7) also include the curtilages of the associated brickworks (MB2 and MB3), and that Highfields North (MP9) partly overlaps with adjacent industrial and commercial development. See related Modifications to Site HO58: Walsall Road, Walsall Wood (Policy HC1) and Site IN6: Hall Lane, Walsall Wood (Policies IND3 and IND4).</p>	
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Appendix to Chapter 9

MMSAD37 and MM39: Revised wording of Policy M1 and Policy Justification

SAD Policy M1: Safeguarding of Mineral Resources

Minerals Safeguarding Area (MSA)

- a) **A combined minerals safeguarding area (MSA), which includes all minerals of local and national importance in Walsall with buffers to protect potential mineral working areas from encroachment by other development, is shown on Map 9.51 and is defined on the SAD-Policies Map. This is based on the indicative MSA shown on the BCCS Minerals Key Diagram, which has been further refined to identify the extent of minerals of local and national importance occurring in The mineral resources included within the MSA Walsall. These are as follows:**
- i. Sands and gravels – Bedrock (Triassic, Sherwood Sandstone, Kidderminster Formation and Hopwas Breccia) and Superficial (River and Glacial)**
 - ii. Brick clays – Etruria Formation (principal brick clay resource within Upper Coal Measures), Alveley Member (also referred to as Keele Member) and Enville Member**
 - iii. Coal (Carboniferous - Upper and Lower Coal Measures) and associated minerals including fireclays**
 - iv. Limestone (Silurian – Barr and Wenlock Formations)**
 - v. Dolerite (Igneous intrusion or extrusion of uncertain date)**

Indicative MSAs for each of the above minerals are shown on Map 9.4 of this chapter.

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 described in BCCS Policy MIN1.~~**

Non-Mineral Development near to Mineral Extraction Sites

cd) In accordance with BCCS Policy MIN1, non-mineral development will not be permitted near to a Permitted Minerals Site or Potential Minerals Site identified on the SAD Policies Map, or near to any other site where permission for mineral extraction has been granted, unless it can be demonstrated that it would not prevent or compromise mineral working.

Non-Mineral Development within or near to Areas of Search

de) In accordance with BCCS Policy MIN1, non-mineral development will not be permitted within the Areas of Search identified on the BCCS Minerals Key Diagram ~~or~~ and SAD Policies Map, or in close proximity to these areas, unless it has been demonstrated that it would not sterilise any of the mineral resources or prevent or compromise mineral working within the Area.

9.2.1 Policy Justification

Policy M1 - Safeguarding of Mineral Resources

National planning policy 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 to define minerals safeguarding areas (MSAs) around “*minerals of local and national importance*,” and to adopt policies to prevent other development from needlessly compromising (sterilising) future exploitation of these resources.¹¹

In particular, local plans are expected to plan for a steady and adequate supply of aggregate minerals and industrial minerals to meet future requirements for building, engineering and industrial development. Policy M1 identifies that there are sand and gravel, brick clay, fireclay and coal resources in Walsall, as well as other minerals such as limestone and dolerite for which there is unlikely to be any demand during the plan period.

The BCCS already defines the broad extent of a MSA for the Black Country on its the Minerals Key Diagram, and includes a policy on mineral safeguarding (BCCS Policy MIN1). The indicative BCCS MSA covers nearly all of the Black Country, including most of Walsall Borough, reflecting the extent of mineral resources of “*local and national importance*” underlying the area. These include significant deposits of sand and gravel, brick clays and coal, identified in geological and mineral resource mapping produced by the British Geological Survey (BGS) and the

¹¹ National Planning Policy Framework (NPPF) (2012), CLG, paragraph 143, see also Annex 2: Glossary for the definition of “*minerals of local and national importance*”, which includes sands and gravels, brick clays and coal: <http://planningguidance.planningportal.gov.uk/>

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~~Coal Authority.~~¹² The BCCS Key Diagram shows a single MSA covering all mineral resources because of the complexity of the resource areas which overlap each other, but separate maps showing the extent of different mineral types are provided in BCCS Appendix 7.

The Black Country MSA also includes dolerite and limestone resources which were exploited in the past, and are potentially important for local distinctiveness. BCCS Policy MIN4 supports extraction of these minerals in principle where there is a need, where working is feasible, and where appropriate safeguards are met to prevent harm to the environment and amenity. As there is no evidence of any current need to extract these resources in Walsall, the BCCS policy is considered sufficient to meet any future requirements for these minerals.

~~The key diagrams and maps in the BCCS are not intended to be to a precise scale, although the base data used to produce the minerals information is derived from British Geological Survey (BGS) mapping. The MSA for Walsall has been further refined in response to the recommendations of a recent minerals study for Walsall¹³ did not identify any new evidence to support any further refinement of the MSA boundaries in Walsall. However, subsequent to this, a separate MSA for fireclay has been identified, having regard to existing published sources¹⁴ and other information provided by a mineral operator on the extent of fireclay resources in the Brownhills area. The area defined as the MSA on the SAD and AAP Policies Maps and Map 9.5 is therefore the same as that shown on the BCCS Minerals Key Diagram except for a refinement to the boundary of the MSA for fireclay. Map 9.4 reproduces the MSAs for individual minerals identified in Mineral Commodity Maps MC1 – MC3 in Appendix 7 of the BCCS but with the extent of the fireclay resource refined. In accordance with current good practice guidance on minerals safeguarding, the MSAs for Walsall extend beyond the mineral resource areas, and include ‘buffers’ to protect potential mineral working areas from encroachment by other development. (also shown on Map 9.1 in this Chapter) is based on further analysis of the extent of the mineral resources most likely to be exploited in Walsall over the plan period (up to 2026), which are described above. The MSA does not include any buffers around mineral resource areas, as these would serve no practical purpose, given that most of the non-mineral development proposed in the SAD and AAP is on previously-developed land in the existing urban areas, rather than in areas where large scale mineral extraction is most likely to take place.~~

Current national policy guidance states that minerals planning authorities should not normally permit other development proposals in MSAs where they might constrain future mineral extraction.¹⁵ However, this ~~does not mean that no other development can take place within MSAs, and this would clearly not be a viable approach is not feasible~~ in an area such as Walsall where ~~there are very few areas without underlying mineral resources of “local and national importance”.~~ the MSAs cover nearly the whole of the administrative area and there is no realistic

¹² See Mineral Resource Information for Development Plans: West Midlands (1999), British Geological Survey and former DETR, Report and Mineral Resource Map of West Midlands/ Warwickshire: <https://www.bgs.ac.uk/mineralsuk/planning/resource.html#MRM> See also Coal Mining Plans for Walsall: Surface Coal Resource Plan published by the Coal Authority: <https://www.gov.uk/government/publications/coalfield-plans-walsall-area>

¹³ Walsall Council SAD & AAP Minerals Project: Review of Evidence Base for Minerals and Viability and Deliverability of Mineral Development Options (2015), Amec Foster Wheeler, Chapter 3 and Figures 3.3, 3.4 and 3.5: www.walsall.gov.uk/local_plans/evidence.htm

¹⁴ In particular, Provision of Geological Information and a Revision of Mineral Consultation Areas for Staffordshire County Council (2006), British Geological Survey, Figure 8.

¹⁵ NPPF, paragraph 144: <http://planningguidance.planningportal.gov.uk/>

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alternative locations for development This means there is no realistic alternative to non-mineral development within the MSA because it would be impossible to meet the Black Country's future requirements for development and growth otherwise. Hence, the BCCS Growth Network, where most non-mineral development is expected to take place between now and 2026, is within the MSA¹⁶ as are nearly all most of the sites identified for development in the SAD and AAP. The SAD has safeguarded Walsall's mineral resources as far as possible by allocating sites for non-mineral development on previously-developed land in the existing urban area, in line with the BCCS spatial strategy, rather than in peripheral areas where it could potentially constrain future commercial mineral extraction.

While BCCS Policy MIN1 supports the prior extraction of minerals in advance of development where feasible, it also recognises that it would be unreasonable to expect all non-mineral development within the MSA to include 'prior extraction' of minerals in advance of development, for the following reasons:

- The Black Country's mineral resources have been heavily exploited in the past, and much of the winnable resource has probably been removed already;
- The urban areas of the MSA are already sterilised by development, therefore new non-mineral development in these areas is unlikely to compromise future large-scale mineral extraction proposals;
- Many urban sites in the Black Country are relatively small, and are often affected by other environmental and physical constraints which must be addressed before development can take place, in accordance with BCCS Policy DEL1, which is likely to affect the feasibility of mineral extraction; and
- The need to deliver the development and growth required by the BCCS is a primary objective of the SAD and AAP, and in many cases this will outweigh the need to extract any minerals that may be present.

Therefore, the BCCS policy only requires developments to provide supporting evidence demonstrating that mineral resources will not be needlessly sterilised where they meet the following size thresholds:

- Sites of 0.5 hectares and over within the Green Belt; and
- Sites of 5.0 hectares and over within urban areas.

The requirement does not apply to building conversions or changes of land use that do not involve any new building or excavation works. The site selection and evaluation process for the SAD and AAP has taken into account the effects of development on mineral resources and future mineral working. For example, the Council has avoided allocating sites for new housing development where this could compromise future mineral working, and a small number of potential housing sites have been omitted from the plan where potential land use conflicts have been identified. Where sites identified for housing or industry are located within the MSA and fall within the thresholds identified in the BCCS, or are

¹⁶ See BCCS main Key Diagram and Minerals Key Diagram.

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near to a Mineral Infrastructure Site, Permitted Minerals Site or Area of Search, these constraints are identified in Policies HC1, HC4 and IND1 – IND5 (see also Table 2.1 in Chapter 2), where the sites under consideration were located within the MSA, and fell within the above thresholds.

The recent minerals study for Walsall has reviewed the potential for prior extraction of minerals, and has concluded that this is *“unlikely to be feasible in relation to most non-mineral developments in the Borough, nor would these make a major contribution towards mineral supplies.”*¹⁷ The study therefore did not identify a need for any further guidance on mineral safeguarding in the SAD.

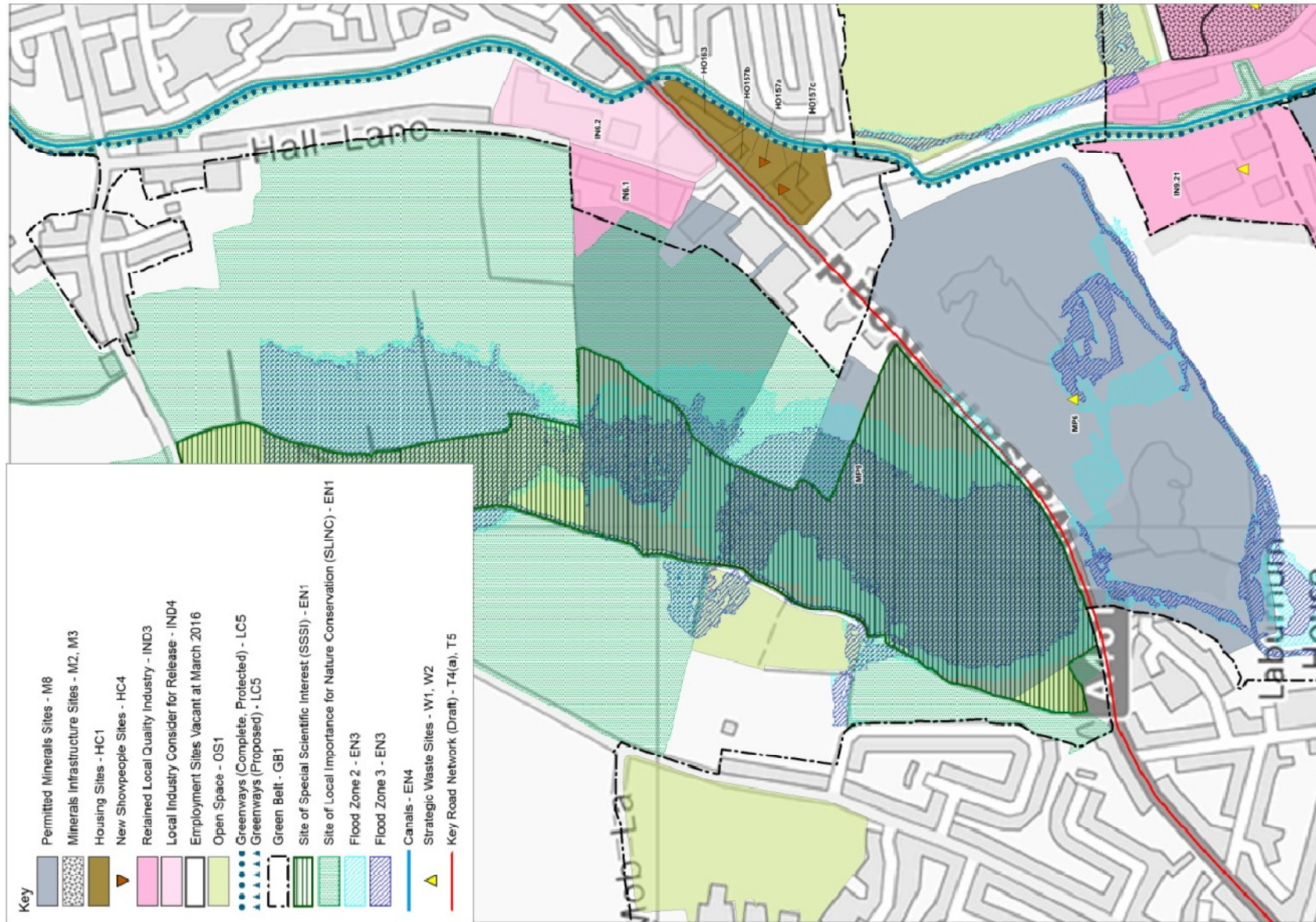
Evidence from the recent SAD, CIL Deliverability and Viability Study¹⁸ also suggests that ‘prior extraction’ of minerals will rarely be feasible on small, previously-developed urban sites in Walsall, particularly where they are affected by industrial and mining ‘legacy’ problems. Many industrial sites have been subject to mining and quarrying in the past and/ or are affected by ground contamination, and they also frequently have a significant depth of ‘made ground’ overlying any mineral resources likely to remain (see map of potentially contaminated land and landfill constraints in the SAD Technical Appendix). The main priority for these sites is to identify a strategy for remediation that will allow an appropriate development to take place. The remediation strategies chosen will vary, and will affect the feasibility of mineral extraction, whether or not the minerals present are of potential economic value for use on-site or for commercial sales, such as in the case of sands and gravels. On sites not affected by these constraints there is likely to be greater scope for ‘prior extraction’ of soils, sands and gravels for on-site use, but this is already encouraged by BCCS Policies WM5, MIN1 and MIN2, so there is no need to repeat this in the SAD.

SAD Policy M1 therefore adopts the same pragmatic approach as the BCCS, recognising that in the urban areas of Walsall, the need for new development will often outweigh the need to safeguard any minerals that remain present beneath the ground, even if it is feasible in practice to extract them. In accordance with BCCS Policy MIN1, the policy requires planning applications for non-mineral development within the MSA, which meet the thresholds identified in the BCCS policy, to demonstrate that prior extraction of minerals has been considered, and applicants are expected to provide justification if a prior extraction scheme is not proposed.

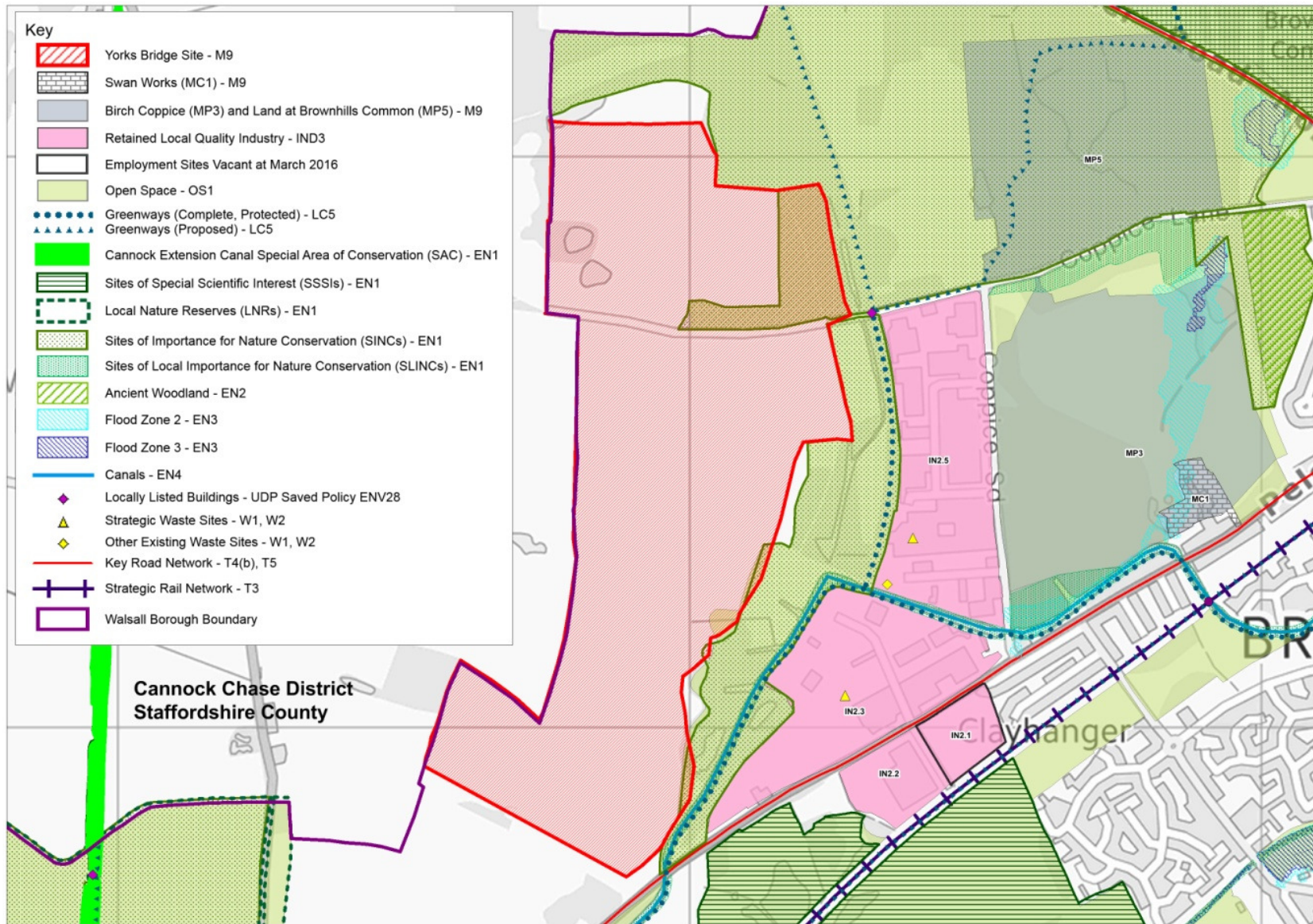
¹⁷ See Walsall Council SAD & AAP Minerals Project: Review of Evidence Base for Minerals and Viability and Deliverability of Mineral Development Options (2015), Amec Foster Wheeler, Chapter 10: www.walsall.gov.uk/local_plans/evidence.htm

¹⁸ See Appendix 1 of Walsall SAD CIL Viability & Deliverability Study (2015), DTZ

MMSAD43: Additional Map 9.2: Highfields North and South Brick Clay Extraction



MMSAD50: Additional Map 9.3 Brownhills Area including Yorks Bridge



MMSAD51: Amended text for part of Policy Justification to Policy M9 (section 9.5.1)

As well as the Birch Coppice and Brownhills Common sites, the BCCS Minerals Key Diagram identifies an indicative Area of Search for fireclay extraction in Walsall at Yorks Bridge (MA6). This was in response to a recommendation in the inspectors' report (2010) following representations by the landowner (Wyrley Estate) and Potters Clay & Coal Company Ltd, which were as the applicant for of the old mineral permission EB233 covering both Birch Coppice and Brownhills Common and who are believed to own the freehold mineral interest in certain clay seams underlying Brownhills Common and part of the Yorks Bridge site, and the Little Wyrley Estate, the landowner of both sites (footnote 1). The Yorks Bridge site promoted by both parties is shown on Map 9.3 and is based on (but does not follow precisely the same boundary as) a site identified in a coal prospecting notice served on Walsall and Staffordshire County Councils in 1990 (see below for further information). While it is acknowledged that Swan Works has an ongoing demand for fireclay, the operator has confirmed that the fireclay reserves within the Birch Coppice stockpile are more extensive than was believed at the time of the BCCS examination, and are likely to be sufficient to meet the factory's requirements for the next 15 years. Furthermore, the operator has so far not taken the steps needed to fully implement the 'dormant' outstanding permission on the Land at Brownhills Common. Their stated reasons for not taking forward the stalled 'ROMP' application are partly because of the cost of preparing the environmental statement and partly because working an area at Yorks Bridge is now preferred as it is considered less environmentally damaging. It has also been confirmed that they do not. This suggests that neither they nor the landowner have the means to take forward a mineral extraction proposal at Yorks Bridge in this location on their own, and that they will not be able to do so without entering into partnership with a coal extraction company and/ or a brick manufacturer.

However, there is no evidence of any current interest in working the fireclay in the Brownhills area from brick manufacturers or from the coal industry. At the end of 2013 the Council contacted the main trade body for the coal industry (CoalPro) and active coal industry members active in the Midlands, to establish whether there was any interest in working the coal resources in the Brownhills area. This confirmed that there was no current interest in working any of the coal resource in the Brownhills area, or in the adjoining areas of Staffordshire. The Council has not been approached by the coal industry since then. UK Coal, which is believed to have retained some interest in the coal resources at Yorks Bridge, (footnote 2) went into administration in 2014. More recently, the government has announced that all remaining coal fired power stations (including that at Rugeley) will close by 2025, (footnote 3) which is a strong indicator that there is unlikely to be any demand for extraction of coal in Brownhills during the plan period or beyond.

The viability and deliverability of coal and fireclay extraction at Yorks Bridge and Brownhills Common was also evaluated in the SAD & AAP Minerals Project Study. (footnote 4). This included evaluation of a 'Choices' Site² (CH93: Land at Yorks Bridge) identified in the SAD Issues & Options Report (April 2013), which lies to the south of the Yorks Bridge site promoted by Potters Clay & Coal Company and the Little Wyrley Estate. This site is in separate ownership and which could have been included in the proposed Yorks Bridge Area of Search under one of the options identified at that time (Option 4c). This site was put forward by the landowner, St

Modwen had been proposed for various uses, including mineral development, in response to the first ‘call for sites’ in 2011 (CFS27), but. St Modwen subsequently in December 2013 the owner submitted evidence in support of an alternative comprising housing, employment and open space development, including evidence that mineral working was is-unlikely to be viable because of the ration of overburdened to coal seams, and because it is a relatively small and constrained site. However, this did not take into account the impact of the proposed development on coal and clay resources, and potential future working in the surrounding area, and has therefore not demonstrated conclusively that these resources would not be needlessly sterilised. Further analysis of known information about coal and clay seams underlying the Yorks Bridge and Brownhills Common sites by Amec Foster Wheeler on behalf of the Council in 2016 confirms that the coal seams closest to the ground surface at Brownhills Common are around 14 metres below the ground. The fireclay seams underlying Yorks Bridge are deeper than this, between 24 and 44 metres below the ground.

That said, the Study findings confirm the Council’s view that there is little prospect that any of the coal and clay resources in the Yorks Bridge/ Brownhills area will be worked in the foreseeable future. Significant constraints to working the resources were identified, in particular, the proximity of the Yorks Bridge area to the Cannock Extension Canal SAC/ SSSI, which provides an important habitat for a nationally rare wetland plant species (floating water plantain, *Luronium natans*), and the extent of land covered by other environmental designations. A high level screening assessment of the potential effects of the Yorks Bridge site/ indicative Area of Search proposal on the SAC/ SSSI has been carried out, and the results are set out in the SAD & AAP HRA Report. This has concluded that any harmful effects on the integrity of the SAC likely to arise from fireclay extraction and associated development within the Yorks Bridge site-indicative Area of Search are capable of being prevented through mitigation. However, the effects on the SAC and the requirements for mitigation can only be determined with certainty once a specific working site has been identified, and full details of the method and timescale of working and the proposals for restoration and aftercare are known. Hence, there is a requirement at paragraph h) xi of the policy for a planning application to be supported by a detailed HRA. The HRA will be expected to consider the cumulative effects of mineral extraction proposals and the Hatherton Canal restoration project on the SAC, if both developments went ahead (see Policy EN1).

HRA will also have to consider any proposals for mineral extraction at Brownhills Common and such development will only be supported where it is justified by a detailed HRA for a specific scheme. Whilst Brownhills Common is not quite so close to the Cannock Extension Canal itself it is close to the Wyrley and Essington Canal which could provide an ‘impact pathway’ to the Extension Canal SAC. In addition, For example Brownhills Common is managed as a nature reserve and area of Open Space (OS3029 and OS3030), which forms part of a larger area of relict woodland and lowland heathland habitat extending beyond the borough boundary into Staffordshire. Most of the Common, including the site subject to the ‘dormant’ site mineral permission and the eastern part of the Yorks Bridge site area, is designated as a SINC (Brownhills Common and The Slough). However, the area between the A452 Chester Road North and A5 Watling Street is of national importance and has been designated as a SSSI (Chasewater and Southern Staffordshire Coalfield Heaths). The Yorks Bridge site area west of the SINC is mostly in agricultural use,

and much of it (including the “~~Choices Site CH93~~”) is Grade 2 and 3a agricultural land.

As the Yorks Bridge area extends across the boundary into Staffordshire, the Council must also consider the views of adjoining planning authorities likely to be affected. Discussions with Staffordshire County Council and Cannock Chase District Council have confirmed that those authorities are opposed to a proposal for coal and clay extraction at Yorks Bridge. The Staffordshire Minerals Local Plan (~~submitted for examination in January 2016~~ independent examination took place in March 2016 and proposed modifications were published in July 2016) does not identify an Area of Search for coal and fireclay extraction on the other side of the boundary, and it would be inconsistent for the SAD to identify an Area of Search on the Walsall side.

The SAD & AAP Minerals Project Study concludes that the constraints are so significant that a proposal for coal and fireclay extraction is unlikely to be viable or deliverable within the plan period, and that it would not be appropriate to identify an Area of Search at Yorks Bridge in the SAD based on the site promoted by Potters Clay & Clay Company Ltd and the Little Wyrley Estate (see Map 9.3) at the present time. Consequently, rather than designate the indicative Area of Search for fireclay at Yorks Bridge identified in the BCCS has not been designated in the SAD, an indicative mineral safeguarding area (MSA) for fireclay has been identified on Map 9.4, covering areas where there is evidence that coal and fireclay seams occur relatively near to the ground surface, as these are the areas where the extraction of fireclay is most likely to be viable and deliverable. The indicative MSA includes the Brownhills and Yorks Bridge sites. In addition to this, although an ‘enabling’ policy has been included in Policy M9, which can be used as the basis for assessing any planning applications that may come forward for coal and clay working on any part of the Yorks Bridge site in this area during the remainder of the plan period.

The guidance provided in SAD Policy M9 on Brownhills Common, Birch Coppice and Yorks Bridge is more detailed than that included in BCCS Policies MIN3 and MIN4 and reflects the constraints to mineral working identified above. These have been identified through the SAD & AAP Minerals Project Study, the SA, discussions with statutory environmental bodies and other evaluation of site constraints minerals sites carried out by the Council as indicated in Section 9.3.1 above ~~in relation to the sand and gravel Areas of Search~~. The policy also identifies other important material considerations that will be taken into account when making decisions on proposals for opencast coal and clay extraction in the Brownhills area, such as comments received from the relevant regulatory authorities, statutory environmental bodies, and infrastructure providers.

Footnotes:

1. Little Wyrley Estate are also believed to retain the freehold mineral interest in any underlying coal and fireclay seams not held by Potters Clay & Coal Company or the Coal Authority.
2. This was inherited from the former British Coal following privatisation in the early 1990s. British Coal served a prospecting notice on Walsall Council in April 1990 for potential future coal extraction on land at Yorks Bridge (BC29976P). Prospecting was to have commenced after 21 May 1990 for a maximum five year period, but Council officers are not aware that any investigations took place.

3. See Written Ministerial Statement by Secretary of State for Energy and Climate Change 18.11.15:

<https://www.gov.uk/government/speeches/priorities-for-uk-energy-and-climate-change-policy>

4. See Walsall Council SAD & AAP Minerals Project: Review of Evidence Base for Minerals and Viability and Deliverability of Mineral Development Options (2015), Amec Foster Wheeler, Chapter 8: www.walsall.gov.uk/local_plans/evidence.htm

Reasons for MMSAD51:

To explain the background to the Yorks Bridge proposal, and update other information in the Policy Justification, reflecting further information provided by Resource UK on behalf of Potters Clay & Coal Company Ltd (219) following their original submission on the Publication Draft SAD. The Modification provides a more accurate statement on the land owning interests at Brownhills Common and Yorks Bridge, provides an update on the baseline evidence on fireclay reserves at Birch Coppice and the extent to which they will meet the future supply requirements of Swan Works, confirms the current position on the ‘stalled’ ROMP application for conditions to be applied to Birch Coppice (MP3) and Land at Brownhills Common (MP5), and updates the evidence in support of the Council’s views on the likely viability and deliverability of fireclay extraction.

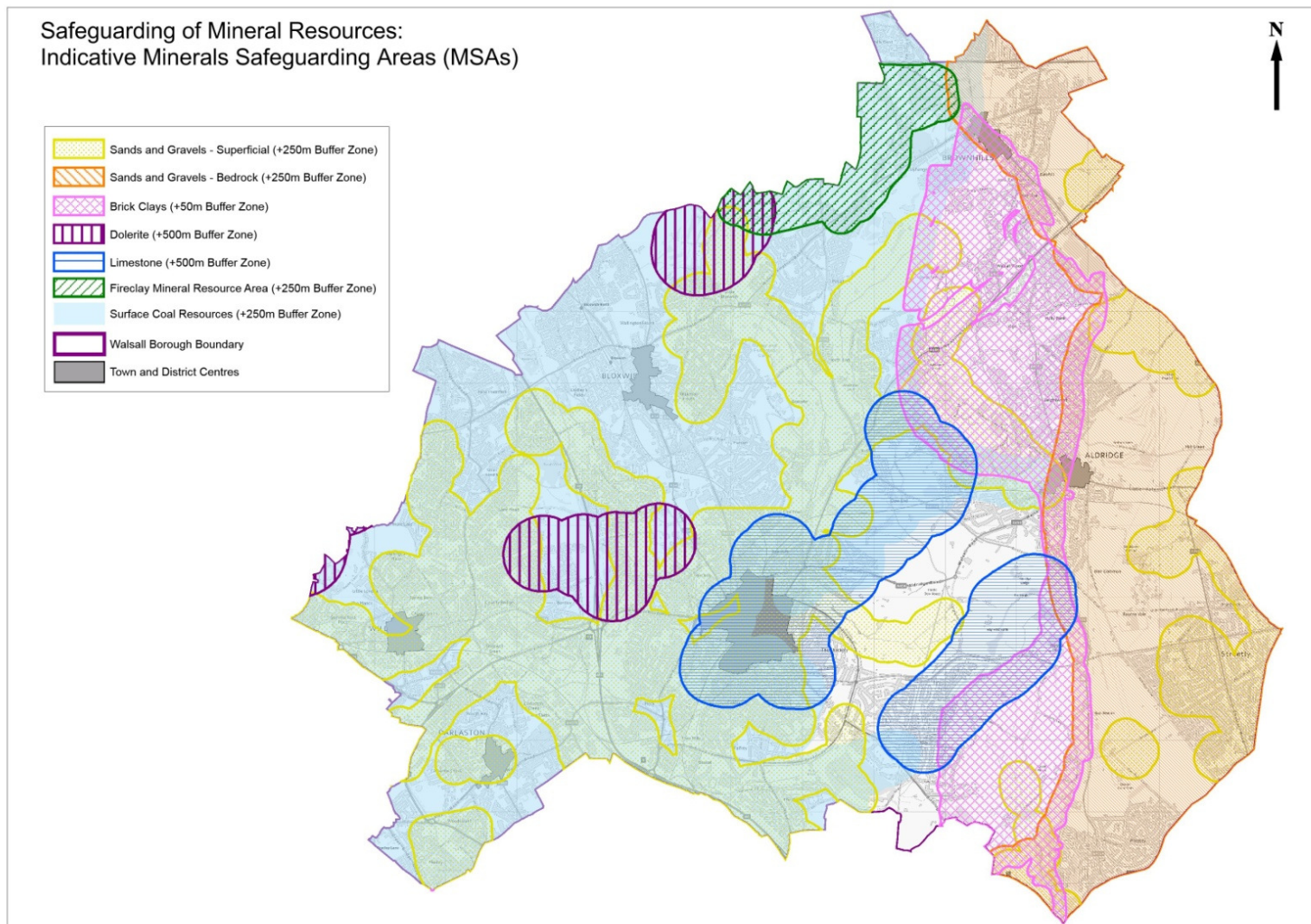
To clarify the relationship between former ‘Choices Site’ CH94: Land at Yorks Bridge promoted for non-mineral development by St. Modwen and the Yorks Bridge site promoted by Potters Clay & Coal Company Ltd and the Little Wyrley Estate, and to explain more clearly why the ‘Choices Site’ is not identified for coal and clay extraction in the plan. St. Modwen declared that they were the sole owner of the site in their ‘call for sites’ submission in 2011. Further information has also been added to explain the outcome of further research into coal and fireclay seams carried out in 2016 as part of the work to define the MSA for fireclay. Non-Main Modifications (editorial changes) also proposed to correct reference to SAD & AAP Minerals Project and correct a typographical error.

To explain the reason for the requirement for a detailed HRA in paragraph h) xi of the policy, in response to representations/ further advice from Natural England (2274), and additional supporting information on potential impacts on the SAC provided by Resource UK on behalf of Potters Clay & Coal Company Ltd (219).

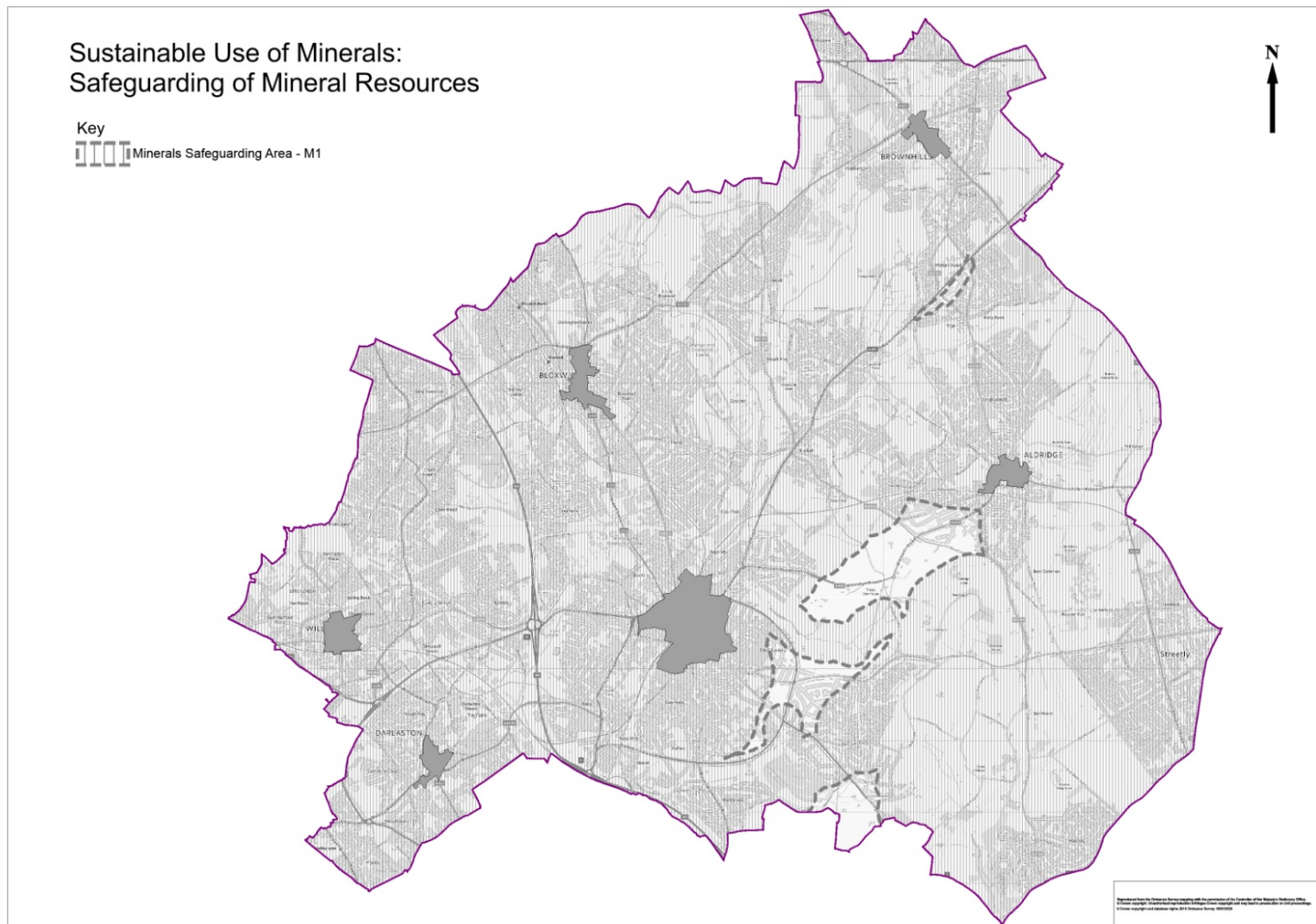
For clarification and to remove a reference to an adjacent site, to avoid confusion. The Modification refers to the Yorks Bridge site shown on Map 9.3 rather than a general ‘Yorks Bridge area,’ and proposes to delete the reference to the ‘Choices Site’ identified in the SAD Issues & Options Report (CH93: Land at Yorks Bridge), as this is not allocated for development in the SAD and is not part of the Yorks Bridge site shown on Map 9.3. There are also ‘non-Main’ Modifications to improve flow and correct inaccuracies in the terminology used to refer to ‘dormant’ mineral permission at Brownhills Common.

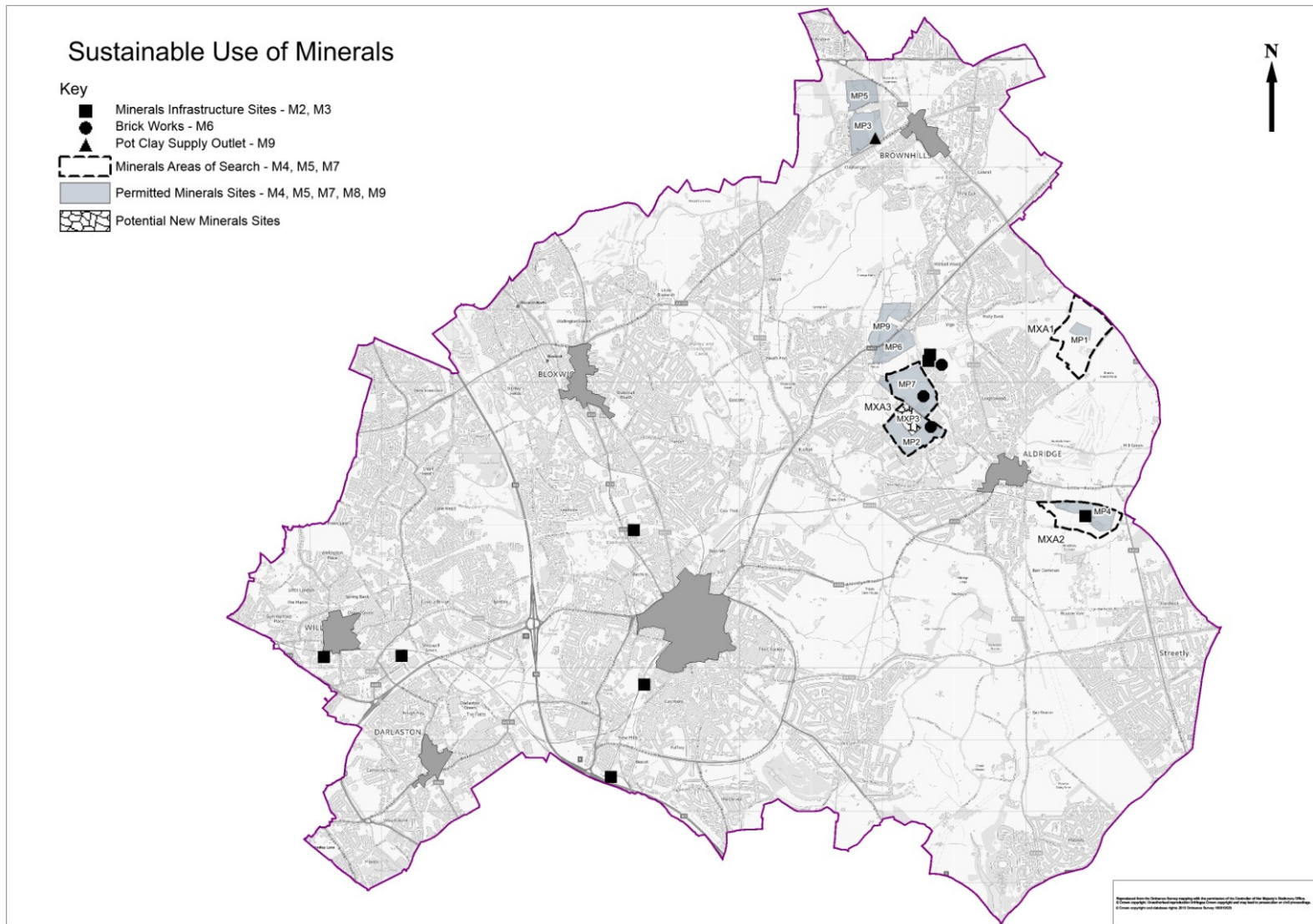
To update reference to Staffordshire Minerals Local Plan, which has progressed since the Publication Draft SAD, to explain the reasons why the latest evidence (including evidence that has become available following Publication) supports the approach now proposed in the SAD towards identifying areas where fireclay extraction could take place in the future, and to update the sources of

evidence used to identify site constraints, including post-Publication discussions with statutory bodies. Some non- Main Modifications are also proposed to these paragraphs, to correct references to the SAD & AAP Minerals Project.



MMSAD52: Amended Map 9.5 (formerly Map 9.1) Combined Minerals Safeguarding Area





Chapter 10: Transport and Infrastructure						
Reference	Page	Policy/ Section	Modification	Main Modification ?	Reason for Modification	Sustainability Appraisal Required?
OMSAD54	223-225	Policies T2: Bus Services and T3: The Rail Network	Amend “Centro” to “Transport for West Midlands”	No – factual change only.	TfWM has replaced the role of Centro.	No
OMSAD55	224	Section 10.2.2 Policy Justification (renumbered to 10.3.1) First sentence	Amend text: “This policy <u>was formerly in Walsall’s UDP but has been updated to delete <u>previous references</u> to Bus Showcase schemes.”</u>	No – factual clarification only.	For clarification.	No
OMSAD56	224 and 226	Section 10.2.8 Evidence (renumbered to 10.3.2) Section 10.2.8 Evidence (renumbered to 10.4.2)	Add bullet point <ul style="list-style-type: none"> • <u>“Black Country Rapid Transit Review “</u> 	No – addition of further evidence	Added at request of ITA (TfWM)(2275) and to take account of the Rapid Transit Review.	No
OMSAD57	224	Section 10.2.9 Delivery (renumbered to 10.3.4)	Add bullet point <ul style="list-style-type: none"> • <u>“Bus Network Development Plan – in preparation”</u> 	No – addition of further evidence.	Added at request of ITA (TfWM) (2275.)	No
OMSAD58	224	Section 10.2.10 Monitoring (renumbered to 10.3.4)	Amend text: “No specific monitoring indicator <u>is proposed</u> , as this is essentially a development plan policy covers ing various bus related issues <u>including operational issues</u> . The Bus usage will be monitored through the Strategic Transport Plan.”	No – factual clarification only.	For clarification.	No
OMSAD59	226	Section 10.2.4	Add to the first sentence:	No– factual	Update to take account	No

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		Policy Justification (renumbered to 10.4.1)	“This policy has been amended to update the situation relating to rapid transit proposals, <u>which will connect the four Black Country strategic centres with each other and to Birmingham</u> . Rapid transit includes”	clarification only.	of the Rapid Transit Review from late 2015.	
MMSAD55	228	Policy T4: The Highway Network	Amend wording of paragraph (g): “(g) Development proposals must, where there are <u>which generate significant transport implications</u> movements, <u>must be accompanied by a Transport Assessment which considers the accessibility of the development by all modes of transport, including the impact on the highway network in the surrounding area. The Assessment should consider the opportunities for sustainable transport modes.</u> Such developments will be required to fund, or contribute towards, any necessary off-site transport infrastructure improvements <u>where these cost effectively limit the significant impacts of the development.</u> Wherever possible, measures should be taken to mitigate the impact on the highway network. In the case of the trunk road and motorway network, account must be taken of Highways England’s relevant policies and requirements. Works within close proximity of the SRN and Key Routes must consider implications on road safety and the structural integrity of the SRN.”	Yes	Text changes made to comply with wording in NPPF paragraph 32, including reference to sustainable transport modes and cost effective improvements. This is also intended to address a representation from Friends of the Earth (758)	Yes
OMSAD60	228	Section 10.2.6 Policy Justification (renumbered to 10.5.1)	Add sentence to end of first paragraph “Due to the complexity of the road network it is only possible to identify the top two tiers – the Strategic Road Network (SRN) and the Key	No– factual clarification only	Added at request of ITA (TfWM)(2275).	No

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			Route Network (KRN) – on the SAD policies map. The transport map below shows the SRN and the KRN in Walsall. However it should be noted that the A454 between the A461 and the Borough’s eastern boundary is now included as part of the KRN. <u>The KRN will use the road space more efficiently, taking account of all modes of transport.</u> ”			
MMSAD56	232	Policy T5 and M6 Junction 10 on Policies Map.	<p>Additional text to Policy part b)</p> <p><u>“iv. Improvements to M6 Junction 10. The general location for this is shown on the SAD Policies Map.”</u></p> <p>Show location for proposed upgrade area to M6 Junction 10 on Map 10.1 and on the Policies Map.</p>	Yes	For consistency with the Black Country Core Strategy and to make clear the existence of the proposal.	Yes
OMSAD61	230	Section 10.2.7 Policy Justification (renumbered as 10.5.2) Policies Map	<p>Amend text to state:</p> <p>“This policy has been updated to take account of the fact that the Walsall Ring Road <u>was completed some time ago</u> has now been completed and to delete references to bus showcase routes. The and the Darlaston Strategic Access Project <u>has been completed more recently is not shown on the Policies Map as it is now under construction.</u> <u>Previous references to bus showcase routes have also been deleted.</u></p> <p><u>“The proposed access to the new employment site at Willenhall Sewage Works Access is included in the proposed industrial allocation (IN333 in Policy IND5).</u></p> <p><u>The council will continue to plan positively for highway improvements to support investment, promote development and improve safety. Such</u></p>	No– factual clarification only	Update of supporting text with addition of explanation that the council continues to plan for highway improvements.	No

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			<p><u>improvements are being considered in accordance with the approach set out in the policy, and measures proposed on routes to and around Walsall Town Centre will complement the Area Action Plan.</u></p> <p><u>“Walsall Council in partnership with Highways England are planning a junction improvement at M6 Junction 10. The scheme will look to expand the capacity of the circulatory carriageway with junction improvements to the adjoining Bloxwich Lane/Wolverhampton Road junction, and changes to the lane configuration to westbound A454 Black Country Route from Junction 10. The improvements at this junction will improve journey times for all users that want to access the local road network and the Strategic Road Network. The SAD policies map shows the indicative area needed to implement the junction improvements.”</u></p>			
OMSAD62	230	Section 10.2.10 Monitoring (renumbered as 10.5.5)	<p>Amend text to state:</p> <p><u>“No specific monitoring indicator is proposed, as this is essentially a policy covers ing a range of highway related issues, including operational issues. The West Midlands Strategic Transport Plan will monitor journey time reliability for goods vehicles on the Key Route Network. The identification and delivery of improvement schemes will be monitored through their respect scheme appraisals.”</u></p>	No– factual clarification only	For clarification and to explain the monitoring of highway improvement schemes.	No
OMSAD63	-	Site IN333 on SAD Policies Map	<p>Add access route from BCR Junction 1.</p> <p>This modification is also listed in Chapter 4 (Industry)</p>	No– access is necessary to achieve delivery of proposed	To remedy the omission of the access from the Draft Publication Plan.	No

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				allocated site.		
OMSAD64	-	SAD Policies Map Key – Strategic Transport Network	Amend key as follows: “Strategic Highways Network: Motorways – UDP Saved Policies T4(a), T5 “A5 - UDP Saved Policies T4(a), T5 “Key Road Network (Draft) – UDP Saved Policies T4(a)– T4(b), T5 “Strategic Rail Network - UDP Saved Policy Policy T3 “Bradley Lane Metro Park and Ride - UDP Saved Policy Policy T3”	No – editing for clarification only.	To reflect that Policies T3, T4 and T5 are now included within the SAD, and to reflect that the Key Road Network is referred to in part (b) of Policy T4. The map of the draft Key Road Network has been adopted as the final version.	No

Modifications to SAD Policies Map (see also respective chapters in SAD Modifications)

Reference	Page in SAD	Policy/ Section	Modification	Main Modification ?	Reason for Modification (see text in main schedule above for full details)	Sustainability Appraisal Required?
Minor Change 2	Policies Map	Policies Map	Change title of Map to “SAD Draft Policies Map Publication Version <u>with Pre-Submission Modifications</u> ”	No – editing only	To show correct title and status of map	No
MMSAD4	29	HC1: Land Allocated for New Housing Development Table HC1	<ul style="list-style-type: none"> • Site HO303 Land at Heathfield Lane, Darlaston Amend boundary of to exclude SINC from housing site. See also MMSAD13 and addition to open space. • Site HO305 Cricket Close Allotments and Tennis Courts, Walsall Amend boundary of to exclude flood zone from developable area, and to exclude area of site within Green Belt. 	Yes	See SAD Modifications	Yes
MMSAD5	26	HC1: Land Allocated for New Housing Development	<ul style="list-style-type: none"> • Site HO58: Walsall Road, Walsall Wood Delete as housing site allocation. 	Yes	See SAD Modifications	Yes
OMSAD12	56-59	IND2: Potential High Quality Industry	<ul style="list-style-type: none"> • Sites IN78.6 Fmr PSL International, Longacres, Willenhall and IN78.13 Prelock Longacres, Willenhall Combine as a single vacant site numbered IN78.6 	No	See SAD Modifications	No

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			<ul style="list-style-type: none"> Site IN120.3 Former Wesson, Bull Lane, Moxley Reclassify as occupied rather than vacant. 			
<p>MMSAD10 MMSAD11 MMSAD12</p>	60, 64 65	<p>IND3: Retained Local Quality Industry IND4: Local Industry Consider for Release</p>	<p>Amend proposed allocations of the following sites:</p> <ul style="list-style-type: none"> IN6: Hall Lane, Walsall Wood: Area west of Hall Lane to be reclassified as Retained Local Quality Industry under Policy IND3 and re-numbered as IN6.1. Area east of Hall Lane to remain as Local Industry Consider for Release (IN6.2) under Policy IND4. IN8: Birch Lane Stonnall [formerly Local Quality Consider for Release site under Policy IND4] Reclassify as Retained Local Quality Industry under Policy IND3. IN44.1 Chuckery, Walsall Amend site boundary to exclude Burleigh House. 	Yes	See SAD Modifications	Yes
OMSAD14	60, 63	IND3: Retained Local Quality Industry	<ul style="list-style-type: none"> Sites IN2.3 and IN2.4 Apex Road, Brownhills Combine as a single occupied site numbered IN2.3 	No	See SAD Modifications	No
MMSAD13	68	IND5: New Employment Opportunities	<ul style="list-style-type: none"> Site IN122 Former Moxley Tip, Moxley Road, Darlaston Slight amendment to north west boundary of to exclude area of SINC. This area has been allocated as open space instead. See also comments under policy HC1 in relation to adjacent site HO303. 	Yes	See SAD Modifications	Yes

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			<ul style="list-style-type: none"> Site IN333 Willenhall Sewage Works Amend boundary of to include access from Black Country Route (OMSAD63). 			
MMSAD4 and MMSAD13	83	OS1 Open Space, Sport and Recreation	<ul style="list-style-type: none"> Sites HO303 Land at Heathfield Lane, Darlaston and IN122 Former Moxley Tip, Moxley Road, Darlaston Add SINC area of site HO303 and on a small part of IN122 to the open space network on SAD Policies Map. 	Yes	See SAD Modifications	Yes
MMSAD14	83	OS1 Open Space, Sport and Recreation	<ul style="list-style-type: none"> Site OS5003 Alexandra Road Allotments, Walsall Add access to allocation on SAD Policies Map. 	Yes	See SAD Modifications	No
MMSAD15	83	OS1 Open Space, Sport and Recreation	<ul style="list-style-type: none"> Site OS5012 Trees Road Allotments, Walsall Add car park and access to allocation on SAD Policies Map. 	Yes	See SAD Modifications	No
MMSAD16	83	OS1 Open Space, Sport and Recreation	<ul style="list-style-type: none"> Land C/O St Anne’s Road and Stringes Lane Willenhall Add to Open Space supply on SAD Policies Map. 	Yes	See SAD Modifications	Yes
MMSAD18	Policies Map only	LC5: Greenways	<ul style="list-style-type: none"> Site IN315 Cinema & Casino, Bentley Mill Way, Darlaston Alteration to greenway to make it run along the edge of the employment site rather than through the south of the site, and change greenway to proposed and not completed. 	Yes	To more accurately reflect the potential route	No
OMSAD30	101	EN1: Natural Environment Protection, Management and	Add note to key under ‘Nature Conservation’: <u>“Nature conservation designations are made outside of the plan-making system and the Policies Map is should be viewed in conjunction</u>	No	To make clear that the Policies Map is showing designations made by other means / legislation	No

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		Enhancement	<u>with separate mapping by Natural England, Walsall Council and the Birmingham & Black Country Wildlife Trust / EcoRecord”</u>		so that designations might change from those shown in the plan. This modification does not propose a change to any of the designations shown at present.	
MMSAD25	107	EN3: Flood Risk	Add note to key under ‘Water Environment’: <u>“It is important that the Policies Map is viewed in conjunction with the Environment Agency’s Flood Risk Mapping”</u>	Yes	In response to representations made by the Environment Agency (2658) (the change proposed reflects the most recent discussions with the Environment).	No
MMSAD26	109	EN4: Canals	Rename Legend for Hatherton Branch Canal to: <u>“Safeguarded Indicative Route of Hatherton Branch Canal Restoration Project”</u>	Yes	See SAD Modifications	Yes
MMSAD29	Policies Map only	Historic Environment Designations	Update mapping to reflect the latest designations of Listed Buildings and to remove the Locally Listed Buildings that have since been added to the National Heritage List for England.	Yes	Several buildings that were originally on the Local List have been re-designated as Listed Buildings by Historic England (e.g. the Romping Cat Public House). To avoid confusion we are removing the symbols that correspond to these buildings from the	No

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					Local List map layer.	
OMSAD37	Policies Map	7.8 to 7.10 The Historic Environment	<p>Add note to key under 'Historic Environment': <u>“Historic Environment / heritage designations are made outside of the plan-making system and it is important that the Policies Map is viewed in conjunction with separate mapping by Historic England and / or Walsall Council.”</u></p> <p>Amend Key: <u>“Scheduled Monuments</u> Conservation Area – EN5 Listed Buildings Locally Listed Buildings Scheduled Monuments Registered Parks and Gardens <u>Conservation Areas – EN5</u> <u>Highgate Brewery – EN6</u> Great Barr Hall and Estate and St Margaret’s Hospital – EN7 Highgate Brewery – EN6”</p>	No	To make clear that the Policies Map is showing designations made by other means / legislation so that designations might change from those shown in the plan. This modification does not propose a change to any of the designations shown at present.	No
MMSAD30	119-123	7.10 Great Barr Hall and Estate Policy EN7 and Policies Map	Amend area covered by Policy EN7 on Policies Map to include the triangle adjacent to the borough boundary south of Chapel Lane on the west of the policy area.	Yes	Including this additional area within the boundary of the policy would avoid its future being considered in isolation.	Yes
OMSAD40	125-128	Maps 7.2 to 7.5 (renumbered as 7.5 to 7.9)	<p>Ensure Policies Map corresponds with amended/ additional maps in chapter 7:</p> <ul style="list-style-type: none"> - remove indication of SSSI at Rushall Hall - add Wyrley and Essington Canal Local 	No	Update of information and correcting errors and omissions.	No

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			<p>Nature Reserve insofar as it falls within Walsall (most of it is in South Staffordshire)</p> <ul style="list-style-type: none"> - minor adjustments to alignment of canal network with addition of Longwood Basin, Aldridge and Hollybank Basin, Short Heath to reflect use of mapping data from Canal & River Trust. 		Canal network now drawn using data from Canal & River Trust.	
MMSAD34	144	W3: New Waste Management Development - Waste Treatment and Transfer SAD Policies Map	<ul style="list-style-type: none"> • Site WP13 Former McKechnie’s Site, Middlemore Lane/ Dumblederry Lane, Aldridge Delete as a potential waste site from table and Policies Map (Site is to remain as Potential High Quality Industry site IN12.8 under Policy IND2). 	Yes	Site owner (St Francis Group) (2121) does not support the development of the site with waste management uses, on the grounds of potential land use conflict. This Modification also responds to similar concerns by the Environment Agency (2658).	Yes
OMSAD41	156	W4: New Waste Management Development - Waste Disposal	<ul style="list-style-type: none"> • Site WP5 North Walsall Cutting Show as existing rather than proposed waste site. 	No	Editing and updating only	No
MMSAD37	165	Policy M1	Amend boundaries of MSA on Policies Map to be similar to those shown on BCCS Minerals Key Diagram, which include buffers.	Yes	See SAD Modifications above.	Yes
MMSAD53	N/A	Policy M2: Mineral Infrastructure Sites Site MI1	<ul style="list-style-type: none"> • Site MI1: Former Bace Groundworks Site, Coppice Lane, Aldridge Amend site boundary to reflect adjacent development (Site MI7: Interserve Waste 	Yes	To correct the site boundaries of Sites MI1 and MI7. A small parcel of land has	Yes

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		<p>Site MI7 SAD Policies Map</p>	<p>Recycling Centre).</p> <ul style="list-style-type: none"> • Site MI7: Interserve Waste Recycling Centre, Brickyard Road, Aldridge Amend site boundary to include open storage area to the east of the recycling facility. <p>N.B. These are Modifications to the site boundaries only. No Modification is required to the Strategic Waste Site designation of the same site (Site WS1, SAD Policy W2), as Strategic Waste Sites are shown on the Policies Map as symbols only.</p>		<p>been excluded from Site MI1, as this has been incorporated into the adjacent Site MI7. Site MI11 now includes the full extent of the ‘red line’ area of permission 11/0493/FL, which extended the area of the original permission for the facility 09/1823/FL. A consequential Modification is also proposed to the boundary of Site MB1: Aldridge Brickworks (see below), as Site MI11 was developed on part of the former stockyards belonging to the brickworks.</p>	
<p>MMSAD54 (MODSAD110)</p>	<p>N/A</p>	<p>Policies M4 – M9: Sites MP1 - MP9 and MC1 – MC3 SAD Policies Map</p>	<p>Amend boundaries of the following sites shown on the SAD Policies Map.</p> <p>Permitted Minerals Sites:</p> <ul style="list-style-type: none"> • MP1: Aldridge Quarry • MP2: Atlas Quarry • MP3: Birch Coppice • MP4: Branton Hill Quarry • MP5: Land at Brownhills Common • MP6: Highfields South 	<p>Yes</p>	<p>To correct errors in the plotting of the site boundaries of permitted minerals sites and brickworks on the Publication Draft SAD Policies Map. The amended boundaries include the full extent of the ‘red line’ areas of the</p>	<p>Yes</p>

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			<ul style="list-style-type: none"> • MP7: Sandown Quarry • MP8: Vigo/ Utopia • MP9: Highfields North Brickworks: <ul style="list-style-type: none"> • MC1: Aldridge Brickworks • MC2: Atlas Brickworks • MC3: Sandown Brickworks N.B. These are Modifications to the site boundaries only.		<p>relevant mineral permissions. It should be noted that the permitted areas of Atlas Quarry (MP2) and Sandown Quarry (MP7) also include the curtilages of the associated brickworks (MB2 and MB3), and that Highfields North (MP9) partly overlaps with adjacent industrial and commercial development. See related Modifications to Site HO58: Walsall Road, Walsall Wood (Policy HC1) and Site IN6: Hall Lane, Walsall Wood (Policies IND3 and IND4).</p>	
MMSAD56	232 and SAD Policies Map	M6 Junction 10	<ul style="list-style-type: none"> • M6 Junction 10 Show location for proposed upgrade on the Policies Map (and on Map 10.1). 	Yes	For consistency with the Black Country Core Strategy and to make clear the existence of the proposal.	No
OMSAD63	SAD Policies map	Site IN333	<ul style="list-style-type: none"> • Site IN333 Former Willenhall Sewage Works, off Anson Road, Willenhall Amend site boundary of to include access road. 	No	To remedy the omission of the access from the Draft Publication Plan.	No
OMSAD64	-	SAD Policies Map	Amend key as follows:	No – editing	To reflect that Policies	No

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(MODSAD127)		Key – Strategic Transport Network	<p>“Strategic Highways Network: Motorways – UDP Saved Policies T4(a), T5</p> <p>“A5 - UDP Saved Policies T4(a), T5</p> <p>“Key Road Network (Draft) – UDP Saved Policies T4(a)– T4(b), T5</p> <p>“Strategic Rail Network - UDP Saved Policy Policy-T3</p> <p>“Bradley Lane Metro Park and Ride - UDP Saved Policy Policy-T3”</p>	for clarification only.	<p>T3, T4 and T5 are now included within the SAD, and to reflect that the Key Road Network is referred to in part (b) of Policy T4.</p> <p>The map of the draft Key Road Network has been adopted as the final version.</p>	
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