



Walsall Council

Walsall Site Allocation Document

Schedule of Representations

**Examination Modifications
Consultation**

26th February – 5pm 9th April 2018

Formal Representations

UR681 – UR3648

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The following representations have been submitted to the Planning Inspector, Jameson Bridgwater, for his consideration. The Inspector will not respond to the representations individually but will consider them in the production of his report(s) on the SAD and AAP. The Council will not be responding to or commenting upon the issues raised in the representations as they are for the Inspector to consider.

Representations have been reproduced in the same format as they were received with no additional formatting (so any highlighting, etc. is as received by the Council); only sensitive personal information has been redacted.

[REDACTED]

From: [REDACTED]
Sent: 06 April 2018 13:45
To: planningpolicy
Subject: (5) Walsall Site Allocations Document - Examinations Modifications Consultation
Attachments: Consultation-Response-PPO-006-800-134.docx

Dear Planning Policy Team

Following the policy consultation on 23 February 2018, please find attached our comments relating to the above policy.

If you would like to discuss any of the issues raised, please contact us.

Regards

Planning and Local Authority Liaison team

[REDACTED]
[REDACTED]
W: <https://www.gov.uk/coalauthority>

Resolving the impacts of mining. Like us on [REDACTED]

[REDACTED]

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Walsall Site Allocations Document - Examinations Modifications Consultation

Consultation Deadline – 9 April 2018

Contact Details

Planning and Local Authority Liaison Department
The Coal Authority
200 Lichfield Lane
Berry Hill
MANSFIELD
Nottinghamshire
NG18 4RG

Planning Email: [REDACTED]

Planning Enquiries: [REDACTED]

Date

6 April 2018

Walsall Site Allocations Document - Examinations Modifications

Thank you for your notification received on the 22 February 2018 in respect of the above consultation.

I have reviewed the Examination Modifications set out in the document and can confirm that the Coal Authority has no specific comments to make.

Regards

[REDACTED]

[REDACTED]

Team Leader - Planning Liaison

From: [REDACTED]
Sent: 09 April 2018 14:34
To: planningpolicy
Cc: [REDACTED]
Subject: Representations on SAD
Attachments: SAD Mods form MM59 0418.docx; SAD Mods form MM60 0418.docx

Dear Sir/ Madam

Please find attached Lichfield District Council's response to the modifications consultation.

Regards

[REDACTED]
Spatial Policy & Delivery Manager
Lichfield District Council

District Council House, Frog Lane, Lichfield, Staffordshire WS13 6YZ
[REDACTED]



Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM59				
Do you support or object to the modification?				
Support				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	x		
	Justified	x		
	Effective	x		
	Consistent with national policy	x		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
The modification more accurately reflects the evidence.

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

The remaining part of the sentence could include a minor modification to add clarity on the information required by the reader to meet the requirements of the Habitat Regulations.

*“...That would result in a net increase of dwellings to either contribute towards a package of mitigation measures or to provide appropriate information, **sufficient to demonstrate no adverse impact on the qualifying features of the SAC (individually or in combination)**, to allow the Council as the competent authority to undertake a bespoke Habitat Regulations Assessment.”*

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published ‘Minor Modifications’ (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM60				
Do you support or object to the modification?				
Support				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	x		
	Justified	x		
	Effective	x		
	Consistent with national policy	x		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>The re-wording to 'zone of payment' is a satisfactory approach in the context of this plan.</p>

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

The re-wording to 'zone of payment' is satisfactory in this context and the modification is therefore supported.

It should, however, be noted that in the explanatory text to the schedule of modifications there is reference to Lichfield and Cannock Chase Councils and Natural England taking 'the view' that the Zone of Influence (ZOI) 'could' extend over a wider area (15km). To be clear, this ZOI is informed by robust evidence and is supported by the Cannock Chase SAC Partnership. The governing body for this partnership (the Joint Strategic Board or JSB) is comprised of those organisations who are signatories to the MoU which delivers the package of mitigation measures

to ensure no harm to the SAC arises from the increase in visitors generated by net new growth in dwellings. Whilst the majority of visitors come from within the 8km zone – ie the Zone of Payment – a significant number come from within the 8-15km Zone. Payments made within the 'inner' zone ensure that the wider zone is mitigated for, and Walsall Borough benefits from this work.

Whilst Walsall have always made it clear they do not accept the evidence, the evidence has been accepted at Local Plan Examinations at which Walsall Council chose to appear and challenge the evidence, and the evidence and approach was found sound.

It is noted that Walsall Council have agreed to develop a side agreement to the MoU to ensure that they are compliant with the Habitats Regulations.

[REDACTED]

From: [REDACTED]
Sent: 06 April 2018 15:15
To: [REDACTED]
Subject: Comments on the Examination Modifications to Walsall SAD
Attachments: CONSULTATION ON EXAMINATION MODIFICATIONS TO WALSALL SAD..docx

Dear Sir,

Thank you for your recent information, please find our further consultation on the above which I trust you will take into account.

Yours sincerely

[REDACTED] Beacon Action Group

BEACON ACTION GROUP

Resisting insensitive development in the Green Belt

To [REDACTED]
 Planning Policy Team
 The Civic Centre
 Darwall Street
 Walsall
 WS1 1DG

06 April 2018

Dear Sir,

Re: Further consultation on the SAD

Thank you for your revised comments on the SAD following the Inquiry by the Inspector.

We are extremely concerned that the enabling development remains to be included in EN7.

We also note the comments made by the Historic Environment Planning Advisor, (East and West Midlands) Historic England, to you about enabling development in Great Barr Listed Parkland, in emails exchanged prior to the Inquiry; redacted copies of which we have only recently discovered, were not brought to the attention of the inspector. We believe these important comments from Historic England should have been part of the debate about Great Barr Hall and the listed parkland and must be taken into account.

Notwithstanding the above, please give consideration to the following comments and make amendments to policy EN7.

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

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, 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, the wider estate **and the neighbouring small residential areas in**

Walsall and Sandwell which border the site., 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 the historic parkland and its lakes, buildings of architectural or historic interest and the Great Barr Article 4 Conservation Area. FPMSAD16 [MM68] 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.

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 / Green Wedge, Sandwell Valley and includes open space and nature conservation sites, policies for this area are set out in

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. 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 Ancient Woodland therefore subject to policies EN1, EN2 as well as to Green Belt policies. Any planning proposals that might affect Merrion's Wood shall appear likely to have to be considered in terms of any possible implications for the Great Barr Estate and likewise similarly proposals for the Great Barr Hall Estate shall would seem likely to have to consider the relevant implications for Merrion's Wood.

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 □ High Wood – Ancient Woodland □ Fox Plantation – Ancient Woodland □ Gilberts Wood – Ancient Woodland [MM77]

We believe Gilberts Wood is part of the Ancient Woodland that lies within the original boundaries of the adjacent parkland which includes Merrions Wood.

It was removed due to persistent pressure from Great Barr Hall Action Committee, a pressure group who support the development proposals, to facilitate the proposed planning application submitted in 2013 which has not been determined.

It is subject to ongoing consultation with the relevant statutory bodies by the Reverend Preb Martin Rutter, who is a Botanist, with a view to having its original status reinstated. The woodland contains many of the species found to exist in Merrions Wood and therefore should not have been delisted. Is it possible to add a rider to your statement that this listing may be subject to re-instatement?

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 complete~~ and is subject to an agreed scheme included in planning conditions for the restoration and future management of that part of the site which lay within the developer's control. However, the implementation of the Landscape Management Plan is overdue and remains to be fully implemented by the developer along with the Gothic Bridge and Walled Garden.

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 if found to be justified; preferably located outside of the registered Parkland 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 within the prime quality agricultural site bordering along Chapel Lane boundary are due to the recently updated 470kv overhead power lines in the north of the area; a below ground watercourses including the 1,000mm diameter water main in the northwest of the park situated along the entire boundary of the site in Chapel Lane towards ~~near~~ the church; and four underground Western Power high voltage distribution cables; two of which are 132kv, 125mm diameter oil filled cables, all being situated between the pylons and the water main, 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 renders~~ this ~~certain~~ areas of the site unsuitable for any development; **Please indicate this area on the plan** 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 (Grade II) which is an important focal point in the Parkland.

This area of blighted land

Note: Last week I was notified of the location of these cables by Balfour Beatty who are currently on site repairing them due to vandalism. I have requested a location plan from Western Power to support this statement and will provide the information to you upon receipt, but this may be shortly after the closing date.

Enabling development

Due to the hall and estate being in private ownership and although grant funding and alternative ownership opportunities should be fully investigated, the most likely source of funding at the moment 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 or other funding opportunities and managing it to best secure a sustainable future for the heritage assets whilst ensuring the protection of 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, ideally this should be provided outside of the Historic Parkland. 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 situated within the Historic Parkland but only in strict accordance with Historic England policy. 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'46 (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 shall should provide be in sufficient detail detailed enough for the Council and or their consultants to be able to scrutinise and assess the financial viability of the project and the developer to be assured that the project can be funded to completion, so 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.

Great Barr Hall and Chapel Great Barr Hall and Chapel has had its listed status changed from Grade II* to Grade II. That means it has been removed from the Heritage at Risk Register. However, it still remains in extremely poor condition with very little of any historical detail remaining.

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' 47 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 *recorded presence of roosting bats, which would have to be successfully addressed as part of any development scheme for the Hall.

Note* Birmingham Bat Group.

En7 Overall Estate

All proposals must provide for and / or demonstrate the following: [MM71]

- 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 and local residential area
- 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 restricted minimised for environmental and traffic management reasons;
- iii. The preservation and enhancement of the character and appearance of the Great Barr Conservation Area; or taking areas of the best and most versatile agricultural land where this could be avoided. [MM71]FPMSAD19
- iv. The protection of the areas of the best and most versatile agricultural land where possible; [MM71] including all of the Agricultural land - situated along the Chapel Lane / Suttons Drive boundaries and east of the Holiday Inn Hotel continuing to the site of Great Barr Hall as identified by the Ministry of Food and Fisheries at an earlier Public Inquiry in 1984 and confirmed to be prime quality agricultural land retained for future generations. Can you please confirm that this valuable prime quality farmland has been identified within the plan?

I trust you will give full consideration to my comments

Yours sincerely



Chairman

[REDACTED]

From: [REDACTED]
Sent: 29 March 2018 16:44
To: planningpolicy
Subject: Fwd: Examination Modifications Consultation Walsall SAD and AAP (26th February - 9th April 2018)
Attachments: Statement of Representations Procedure - AAP.pdf; Statement of Representations Procedure - SAD.pdf

Hi

Thank you for consulting Warwickshire County Council. We have no observations to make on these consultations.

Kind regards

[REDACTED]

[REDACTED]

Strategic Planning and Development Manager
Planning and Development Group
Transport and Economy
Communities Group
Warwickshire County Council

[REDACTED]

Website: www.warwickshire.gov.uk/environment

----- Forwarded message -----

From: [REDACTED]
Date: 23 February 2018 at 11:41
Subject: Examination Modifications Consultation Walsall SAD and AAP (26th February - 9th April 2018)
To: [REDACTED]

Dear Sir / Madam,

Consultation on Examination Modifications to Walsall Site Allocation Document (SAD) and Walsall Town Centre Area Action Plan (AAP)

Walsall SAD and Walsall Town Centre AAP are being examined by an independent Inspector (Mr Jameson Bridgwater) whose role is to assess whether the plans have been prepared in accordance with the Duty to Co-operate, legal and procedural requirements and whether they are sound.

As part of the examination process the Inspector has identified a number of Main Modifications that are considered necessary to make the plans sound. This consultation provides the opportunity for those with an interest in the

From: [REDACTED]
Sent: 09 April 2018 09:25
To: planningpolicy
Subject: Examination Modifications Consultation Walsall SAD and AAP- Our Ref:PL0097

Dear Colleagues,

Thank you for your consultation on the above application.

The Office of Rail and Road (ORR) has no comment on the proposals.

Yours Sincerely,



Customer Correspondence Team
 One Kemble Street
 London
 WC2B 4AN
 0207 282 2000
 Web: ORR.gov.uk Follow us on twitter [@railandroad](https://twitter.com/railandroad)

From: [REDACTED]
Sent: Friday, February 23, 2018 11:37 AM
Subject: Examination Modifications Consultation Walsall SAD and AAP (26th February - 9th April 2018)

Dear Sir / Madam,

Consultation on Examination Modifications to Walsall Site Allocation Document (SAD) and Walsall Town Centre Area Action Plan (AAP)

Walsall SAD and Walsall Town Centre AAP are being examined by an independent Inspector (Mr Jameson Bridgwater) whose role is to assess whether the plans have been prepared in accordance with the Duty to Co-operate, legal and procedural requirements and whether they are sound.

As part of the examination process the Inspector has identified a number of Main Modifications that are considered necessary to make the plans sound. This consultation provides the opportunity for those with an interest in the plans to make representations on these proposed modifications. A number of Minor Modifications have also been produced by the Council which are available for information. These Minor Modifications do not change the meaning or scope of a policy, but are provided for clarity.

The consultation on the Modifications runs for six weeks from **26th February – 5pm 9th April 2018**.

You have been contacted because you have previously commented on the plans, registered your interest with us or you are likely to have a potential interest in the plans. If you do not wish to be contacted about these plans in the future please tell us using the contact details below.

What is the Modifications Consultation?

The Main Modifications are proposed by the Inspector under section 7C of the Planning and Compulsory Purchase Act 2004:

“(7C)If asked to do so by the local planning authority, the person appointed to carry out the examination must recommend modifications of the document that would make it one that: -

- a) satisfies the requirements mentioned in subsection (5)(a), and*
- b) is sound.”*




1st March, 2018.



Executive Director,
Economy and Environment,
Civic Centre,
Darwall Street,
Walsall,
WS1 1DG

Dear Mr. Neilson,

Thank you for your letter explaining the progress and proposed modifications by the inspector regarding (SAD) and (AAP).

We attended a meeting at The Butts Primary School yesterday evening and looked at the plans again.

We do not feel qualified to make any additional comments at this stage but wish you every success when the plans are re-presented.

We would be grateful to be kept informed as to the eventual outcome.

Many thanks.

Yours sincerely,



From: [REDACTED]
Sent: 05 April 2018 17:39
To: planningpolicy
Subject: Walsall Site Allocations Document - Post Examination Version - Representations on Behalf of St Francis Group
Attachments: 002_MSG_WalsallSADMM_P16_1267&P16_1270_05042018.scan.pdf; Examaination Modifications Response Form - SAD (2) MM14.pdf; Examaination Modifications Response Form - SAD (2) MM31.pdf; Examaination Modifications Response Form - SAD (2) MM42.pdf; Examaination Modifications Response Form - SAD (2) MM43.pdf

Dear Sirs

Walsall Site Allocations – Post Examination Version

I refer to the above consultation and hereby enclose a cover letter and representation forms for the following:

- MM14
- MM31
- MM42
- MM43

I trust that the above is in order and look forward to acknowledgment of receipt in due course.

Kind Regards

[REDACTED]

Associate

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Sutton Coldfield: 5 The Priory | Old London Road | Canwell | Sutton Coldfield | West Midlands | B75 5SH
City Centre: Colmore Place | 39 Bennetts Hill | Birmingham | B2 5SN

[REDACTED]

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester

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002_MSG_WalsallSADMM_P16-1267 and P16-1270

5 April 2018

Planning Policy
Regeneration and Development
Economy & Environment Directorate
Walsall Council
Civic Centre
Darwell Street
Walsall
WS1 1DG

Sent via email to: planningpolicy@walsall.gov.uk

Dear Sirs

Walsall Site Allocation Document – Post Examination Version

Pegasus Group is instructed on behalf of St Francis Group to make submissions in relation to the current Walsall Site Allocations Main Modifications consultation. I hereby enclose completed response forms as follows:

- MM14 – H029: Goscote Lane Copper Works, Goscote;
- MM31 – H029: Goscote Lane Copper Works, Goscote;
- MM42 – Site IN98.2 Fmr Railway Tavern, James Street, Darlaston, Willenhall;
- MM43 – Policy IND3.

I trust the enclosures are in order however if you have any queries regarding the representations please do not hesitate to contact me.

Yours faithfully

[Redacted signature block]

Associate Planner

[Redacted name]

Encs.

cc: [Redacted] St Francis Group

Page | 1

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

5 The Priory, Old London Road, Canwell, Sutton Coldfield, B75 5SH

T 0121 308 9570 F 0121 323 2215 www.pegasuspg.co.uk

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Pegasus Group is a trading name of Pegasus Planning Group Limited (07527900) registered in England and Wales
Registered Office: Pegasus House, Quenne Business Centre, Whitworth Road, Birmingham, B15 2RT

Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM14				
Do you support or object to the modification?				
SUPPORT				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	X		
	Justified	X		
	Effective	X		
	Consistent with national policy	X		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>Evidence presented at SAD Examination for the deletion of GT provision on site H029 Goscote Lane Copper Works, Goscote. Site H029 can now come forward without the need to make provision to accommodate Travellers and is supported as making the Plan effective and consistent with national policy.</p>

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

N/A

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

Support the deletion of Goscote Lane Copper Works, Goscote as a potential GT site in Policy HC1.

Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM31				
Do you support or object to the modification?				
SUPPORT				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	X		
	Justified	X		
	Effective	X		
	Consistent with national policy	X		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>Evidence was presented at SAD Examination for the deletion of gypsy and traveller provision on Site H029 Goscote Copper Works. Site H029 can now come forward without the need to make provision to accommodate Travellers and accordingly MM31 is supported as making the Plan effective.</p>

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

N/A

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

Support the deletion of Site H029 Goscote Copper Works from Table HC46 (Policy HC4).

Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number			
MM42			
Do you support or object to the modification?			
SUPPORT			
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))			
	Yes	No	Not Sure
Positively prepared	X		
Justified	X		
Effective	X		
Consistent with national policy	X		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>Evidence was presented at the SAD Examination in relation to Site IN98.2 Former Railway Tavern, James Bridge, Darlaston. This site has moved from the category of Vacant Potential High Quality Industrial Sites in Policy IND2 to Vacant Retained Local Quality Industry in Policy IND3 as IN98.2 does not meet the criteria in the ELR for potential high quality sites. MM42 ensures the Plan is justified and effective.</p>

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

N/A

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number			
MM43			
Do you support or object to the modification?			
SUPPORT			
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))			
	Yes	No	Not Sure
Positively prepared	X		
Justified	X		
Effective	X		
Consistent with national policy	X		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>The inclusion of reference to BCCS Policy EMP3 in the policy wording of Policy IND3 is supported as being consistent with National Policy in allowing a greater flexibility of uses on sites affected by Policy IND3.</p>

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

N/A

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

From: [REDACTED]
Sent: 05 April 2018 12:14
To: planningpolicy
Cc: [REDACTED]
Subject: SAD modifications response forms
Attachments: Examination Modifications Response Form - SAD (1) - Minor mod SAD16 - NE response.docx; Examination Modifications Response Form - SAD (1) - MM59 NE response.docx; Examination Modifications Response Form - SAD (1) - MM60 NE response.docx; Examination Modifications Response Form - SAD (1) - MM62-65 NE response.docx; Examination Modifications Response Form - SAD (1) - MM95 et seq.docx

Dear Planning Policy Team

I attach our response to the current consultation on the modifications to the Site Allocations Document following the examination process:

Kind regards

[REDACTED]
Lead Adviser

Planning for a Better Environment – West Midlands Area Team
[REDACTED]
[REDACTED]

<http://www.naturalengland.org.uk/>

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.

These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

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Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM59				
Do you support or object to the modification?				
Support				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	X		
	Justified	X		
	Effective	X		
	Consistent with national policy	X		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
MM59 - To avoid ambiguity with regard to 'residential development' and;

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

None

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

Not applicable

Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM60				
Do you support or object to the modification?				
Support				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	X		
	Justified	X		
	Effective	X		
	Consistent with national policy	X		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
To secure use of accurate terminology in the context of the Cannock Chase SAC Partnership project.

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

None

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

Not applicable

Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM62, MM63, MM64 & MM65 Policy EN4 Canals				
Do you support or object to the modification?				
Support				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	X		
	Justified	X		
	Effective	X		
	Consistent with national policy	X		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>Natural England is supportive of these modifications, which amend Policy EN4 in order to ensure future canal restoration opportunities are not constrained by Policy. We agree that whilst the canal restoration project will need to demonstrate there will be no adverse effects on protected sites (notably the Cannock Extension Canal SAC), the scope of a future Appropriate Assessment should be determined at the screening stage.</p>

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

None

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

Not applicable

Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM95, MM96, MM97, MM98, MM104 & MM105 Policy M6 Brickworks – Future Supply requirements Policy M7 Brick Clay Extraction – Stubbers Green Policy M8 Brick Clay Extraction – Other Areas (Parts c and g) Policy M7 (Policy Justification p265 & p266)				
Do you support or object to the modification?				
Support				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	X		
	Justified	X		
	Effective	X		
	Consistent with national policy	X		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>Natural England is supportive of the modifications suggested which update the Policies to ensure they are justified and effective.</p> <p>Natural England welcomes the proposed inclusion of amended wording, in particular, in respect of MM98 and our Statement of Common Ground with Walsall Council – Site reference MP9 Highfields North.</p>

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

None

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

Not applicable

Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
SAD16				
Do you support or object to the modification?				
Support				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	X		
	Justified	X		
	Effective	X		
	Consistent with national policy	X		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>We note the minor modification's explanation regarding the Council's proposal to agree a memorandum of understanding (side agreement) with the Cannock Chase SAC Partnership member authorities on the subject of mitigating recreation pressure on the Cannock Chase SAC. Natural England is also aware of the SAC partners' collective response to SAD16 in which they highlight the ongoing need for agreement to be reached on a number of points relevant to the proposed MoU. Natural England is committed to working with Walsall Council and the SAC Partner authorities to achieve a satisfactory agreement.</p>

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

None

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

Not applicable

[REDACTED]

From: [REDACTED]
Sent: 22 March 2018 10:19
To: planningpolicy
Cc: [REDACTED]
Subject: Examination Modifications Consultation Walsall SAD and AAP (26th February - 9th April 2018)
Attachments: Issued - Walsall SAD and AAP.pdf

Dear Sirs,

Please see attached our response in relation to the above named consultation,

Regards,

[REDACTED]
Highways England | The Cube | 199 Wharfside Street | Birmingham | B1 1RN
[REDACTED]
[REDACTED]
[REDACTED]

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Our ref:
Your ref: Walsall Local Plan

Planning Policy
Regeneration and Development
Economy & Environment Directorate
Walsall Council
Civic Centre
Darwall Street
Walsall
WS1 1DG

[REDACTED]
Asset Manager
Operations Directorate

The Cube
199 Wharfside Street
Birmingham
B1 1RN
www.highways.gov.uk

[REDACTED]
22 March 2018

[REDACTED]

Dear Sir/Madam,

WALSALL SITE ALLOCATIONS DOCUMENT AND WALSALL AREA ACTION PLAN

Thank you for forwarding me details of the above referenced consultation. Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to these consultation documents, our principal interest is safeguarding the operation of the M6 Motorway and A5 Trunk Road.

Highways England welcome the opportunity to comment on the latest modifications to Walsall Council's Site Allocations Document (SAD) and the Area Action Plan (AAP) and have undertaken a review in order to consider the potential implications for our network associated with these plans.

Following this review, we have no concerns with regard to the effects of the modifications to the SAD or AAP on the operation of the SRN. We therefore have no further comments to make beyond our previous comments on the SAD.

Please do not hesitate to contact me if you require any more information or clarification.

Yours sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 06 April 2018 12:44
To: planningpolicy
Subject: Environment Agency Response to: UT/2006/000279/AP-06/EW1-L01
Attachments: PlanningProposal.rtf

The Local Development Document has been reviewed and I enclose the Environment Agency's comments on:
Area Action Plan
Walsall Metropolitan Borough Council
Area Action Plan

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Planning Policy
Walsall Metropolitan Borough Council
Regeneration Strategy
The Civic Centre
Darwall Street
Walsall
West Midlands
WS1 1DG

Our ref: UT/2006/000279/AP-06/EW1-L01

Date: 6th April 2018

Dear Sir/Madam

Consultation on Examination Modifications to Walsall Site Allocation Document and Walsall Town Centre Area Action Plan

Thank you for consulting the Examination Modifications to Walsall Site Allocation Document and Walsall Town Centre Area Action Plan.

We are the main Agency providing advice on improving resilience and adaptation to the effects of climate change, with particular regard on flood risk, water resources, water quality and aquatic biodiversity.

We strive to make a positive contribution through our Statutory Consultee role and are happy to provide comments at this stage of the plan making process.

Examination Modifications to Walsall Site Allocation Document

The Environment Agency has been in discussion with Walsall Council regarding Policy EN3 - Flood Risk in particular with regards to the wording of footnote (MM16). We are satisfied with wording and have no further comments to make.

Walsall Town Centre Area Action Plan (AAP)

We have no further comment to add with regards to Walsall Town Centre AAP. Please to refer to our letter ref UT/2006/000279/AP-05/SB1-L01 dated 6th January 2017.

Yours faithfully


Planning Specialist


Environment Agency
Sentinel House 9 Wellington Crescent, Fradley Park, LICHFIELD, WS13 8RR.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

[REDACTED]

From: [REDACTED]
Sent: 09 April 2018 14:09
To: planningpolicy
Subject: Consultation on Examination Modifications to Walsall Site Allocation Document (SAD) & Walsall Town Centre Area Action Plan (AAP)
Attachments: Planning Policy, Walsall - Response to SAD.pdf

Dear Sir/Madam

Further to your recent communication regarding the above, please find attached my letter in response.

If you have any queries, please do not hesitate to contact me.

Yours faithfully

[REDACTED]

6 April 2018

Planning Policy
Regeneration & Development
Economy & Environment Directorate
Walsall Council
Civic Centre
Darwall Street
Walsall WS1 1DG

Dear Sir/Madam

Consultation on Examination Modifications to Walsall Site Allocation Document (SAD)

Whilst very interesting that various representations from the Valerie Vaz and Beacon Action Group have now been included in the SAD section on Great Barr Hall, there must still be concern regarding the following:

Concern that residents to the north of the site still appear not to be considered nor the fact that the land forms part of an important green belt area which includes the greenbelt wedge leading from Barr Beacon to the Sandwell Valley.

Ref: FPMSAD19 – Merrions Wood should be included as part of the Conservation area since it was originally part of the Great Barr Hall estate and was the main driveway to the Hall. When driving along the carriageway, firstly on the approach to the church, the design would give wide-ranging views of various sections of the estate which were intended to show visitors how much land the Scott family appeared to own.

Ref: MM73 – Yet again, there is mention of enabling development on the estate to fund a commercially viable scheme – this is despite the fact that any enabling development does not have to take place on the estate itself but can take place elsewhere within Walsall (preferably on a brownfield site). Certainly any enabling development in the vicinity of Chapel Lane would not only be destroying part of the historic parkland but also destroying those views and vistas. Again it seems it must be emphasised that the Historic Parkland covers all of the land and not just the area in the vicinity of the Hall and gardens. It also needs to be emphasised that restoration of the Hall should not be at the expense of the Historic Parkland as they are seen to have equal standing.

Ref: MM74 / FPMSAD20: Surely it is essential to make sure that any proposals are financially sound before they commence otherwise the situation could end up being the “worst of all worlds” for the Hall, gardens and parkland

Ref: MM76: Although pleased to see note has been made of the water main alongside Chapel Lane, it is a concern that there is no mention of the increase in the voltage carried by the pylons to 470,000 volts. The point was made at the meeting with the Inspector. Certainly, National Grid had sent out notification of the increase in voltage well in advance and I am surprised that this fact had not been included in the SAD document. In addition, recent criminal activity near a small sub-station on Suttons Drive triggered alarms with National Grid which meant they came on site to investigate. They have now said there are other underground high voltage power cables running near the boundary of the site.

Ref: MM77: Concerned regarding the proposed deletion of Gilberts Wood as being Ancient Woodland. The site has been question marked (but not removed) as Ancient Woodland following what appears to have been extensive lobbying by an individual. However, it must be pointed out that Gilberts Wood and Holly Wood (Sandwell) were originally one and the same wood so how can Holly Wood still be listed as Ancient Woodland and Gilberts Wood not. The reason for there now being 2 parcels of woodland is down to the building of the M6 which split the woodland. Due to the question mark raised over Gilberts Wood, there needs to be an evaluation by a properly qualified, independent body such as the Woodland Trust.

Ref: MM82 / FPMSAD23: Bovis moved off the site in 2017 and handed over any responsibility for a Landscape Management Plan to an agent which is not what was agreed as a part of the planning permission. Again concern that any scheme allowed on the Great Barr Hall site would be allowed to renege on planning conditions in the same way.

On a general note, having now seen the redacted email correspondence between Walsall Council and Historic England, why was this correspondence not previously available especially as there was mention of correspondence between the 2 parties by Walsall Council at the meeting with the Inspector last year.

If you have any queries, please do not hesitate to contact me.

Yours faithfully



[REDACTED]

From: [REDACTED]
Sent: 04 April 2018 13:23
To: planningpolicy
Subject: RE: Examination Modifications Consultation Walsall SAD and AAP (26th February - 9th April 2018)

[REDACTED] [REDACTED]

Dear Sir / Madam,

Thank you for your consultation on the modifications to the Walsall SAD and AAP.

As you are aware the Trust attended the examination hearing in relation to Policy EN4 and at that meeting a re-wording of the Policy was agreed. The Modifications proposed reflect those discussions and on that basis the Trust have no further comments to make.

Kind regards

[REDACTED]

[REDACTED]

Area Planner (West Midlands)

Canal and River Trust, Heritage Skills Centre, Canal Lane, Hatton, Warwickshire, CV35 7JL

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 23 February 2018 11:35
To: [REDACTED]
Subject: Examination Modifications Consultation Walsall SAD and AAP (26th February - 9th April 2018)

Dear Sir / Madam,

Consultation on Examination Modifications to Walsall Site Allocation Document (SAD) and Walsall Town Centre Area Action Plan (AAP)

Walsall SAD and Walsall Town Centre AAP are being examined by an independent Inspector (Mr Jameson Bridgwater) whose role is to assess whether the plans have been prepared in accordance with the Duty to Co-operate, legal and procedural requirements and whether they are sound.

As part of the examination process the Inspector has identified a number of Main Modifications that are considered necessary to make the plans sound. This consultation provides the opportunity for those with an interest in the plans to make representations on these proposed modifications. A number of Minor Modifications have also been produced by the Council which are available for information. These Minor Modifications do not change the meaning or scope of a policy, but are provided for clarity.

The consultation on the Modifications runs for six weeks from **26th February – 5pm 9th April 2018.**

[REDACTED]

From: [REDACTED]
Sent: 05 April 2018 21:32
To: planningpolicy
Subject: Opportunity to respond and for Further Comments to the Walsall SAD document
Attachments: COMMENTS ON THE SAD APRIL 2018.docx; Gilberts Wood.docx

[REDACTED]

Can I please offer the attached responses to the Walsall SAD document currently under review in the hopes that some of the points might be taken up.

Yours sincerely

[REDACTED]
Vicar of Great Barr

The Parish of St. Margaret, Great Barr

5th April 2018

[REDACTED]
 Planning Policy Directorate
 The Civic Centre
 Darwall Street
 Walsall
 WS1 1DG

Dear [REDACTED]

Re: Further consultation on the SAD

I was most interested to see the revised comments on the SAD following the Inquiry by the Inspector. I was also delighted to note the number of amendments that took up points raised by myself, the local Church and the local Community.

In particular I would like to reinforce the situation of the Parkland being the whole Estate, not simply the grounds immediately around the Hall. This therefore has impacts on Merrions Wood and Holly Wood which should not be lost.

The discussion of enabling development needs to weigh the potential loss of any of the Parkland and the resulting consequences on the views, ancient woodland and habitat, against any possible gain. It could be the fracture which spoils the whole Estate so beautifully preserved. Development elsewhere to offset would be possible and there is small footprints around the Hall which would allow for a small, sensible development which would be fully in keeping and re-develop the historic setting.

The presence of the major nation grid powerlines near Chapel Lane, now carrying some 470,000 V up the centre of the country must have a major block on any development close to Chapel Lane, on health and safety considerations, regardless of other planning issues.

I believe that the situation regarding Gilberts Wood is far from resolved and that Natural England would be open to its re-instatement as ancient woodland – see my attached paper. It's omission from the SAD is therefore premature in my eyes and some mention ought to be re-introduced, if only as a note.

Ongoing surveys show that the whole Great Barr Hall Estate is extremely rich in both flora and fauna with the presence of numerous species far in excess of the surrounding area. It is a conservation gem to be preserved.

I would endorse the submission below from the Beacon Action Group, together with my own comments, adjustments and supporting paper. Could I ask you to please give further consideration to these comments and make amendments to policy EN7 accordingly.

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

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, 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, the wider estate and the neighbouring small residential areas in Walsall and Sandwell which border the site., 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 the historic parkland and its lakes, buildings of architectural or historic interest and the Great Barr Article 4 Conservation Area. FPMSAD16 [MM68] 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.

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 / Green Wedge, Sandwell Valley and includes open space and nature conservation sites, policies for this area are set out in

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. 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 Ancient Woodland therefore subject to policies EN1, EN2 as well as to Green Belt policies. Any planning proposals that might affect Merrion's Wood shall appear likely to have to be considered in terms of any possible implications for the Great Barr Estate and likewise similarly proposals for the Great Barr Hall Estate shall would seem likely to have to consider the relevant implications for Merrion's Wood.

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 □ High Wood – Ancient Woodland □ Fox Plantation – Ancient Woodland □ ~~Gilberts Wood – Ancient Woodland~~[MM77]

We believe Gilberts Wood is part of the Ancient Woodland that lies within the original boundaries of the adjacent parkland which includes Merrions Wood.

It was removed due to persistent pressure from Great Barr Hall Action Committee, to facilitate the proposed planning application submitted in 2013 which has not been determined.

It is subject to ongoing consultation with the relevant statutory bodies by myself, the Reverend Martin Rutter, as a Botanist, together with the support of leading biologists from the Sandnats group, with a view to having its original status reinstated. The woodland contains many of the species found to exist in Merrions Wood and Holly Wood and therefore should not have been delisted. Could a rider be added to your statement that this listing may be subject to re-instatement?

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 complete, and is subject to an agreed scheme included in planning conditions for the restoration and future management of that part of the site which lay within the developer's control. However, the implementation of the Landscape Management Plan is overdue and remains to be fully implemented by the developer along with the Gothic Bridge and Walled Garden.

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; preferably located outside of the registered Parkland 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 the recently uprated overhead power lines in the north of the area; a below ground watercourses including the 1,000mm diameter water main in the northwest of the park situated along the entire boundary of the site in Chapel Lane towards near the church; and four underground Western Power high voltage distribution cables; two of which are 132kv, 125mm diameter oil filled cables, all being situated between the pylons and the water main, 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 renders this 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 (Grade ii) which is an important focal point in the Parkland.

Note: The upgrading of the overhead cables only took place last autumn and the location of the underground cables has only just been revealed.

Enabling development

Due to the hall and estate being in private ownership and although grant funding and alternative ownership opportunities should be fully investigated, the most likely source of funding at the moment 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 or other funding opportunities and managing it to best secure a sustainable future for the heritage assets whilst ensuring the protection of 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, ideally this should be provided outside of the Historic Parkland. 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 situated within the Historic Parkland but only in strict accordance with Historic England policy. 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'46 (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 ~~shall~~ ~~should~~ ~~provide~~ ~~be in~~ sufficient detail ~~detailed enough~~ for the Council ~~and~~ or their consultants to be able ~~to~~ scrutinise and assess the ~~financial viability~~ of the ~~project and the developer to be assured that the project can be funded to completion, so 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.

Great Barr Hall and Chapel has had its listed status changed from Grade II* to Grade II. That means it has been removed from the Heritage at Risk Register. However, it still remains in ~~an extremely~~ poor condition ~~with very little of any historical detail remaining.~~

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' 47 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 ~~*~~ ~~recorded presence~~ of roosting bats, which would have to be successfully addressed as part of any development scheme for the Hall.

Note*~~Birmingham~~ Bat Group.

En7 Overall Estate

All proposals must provide for and / or demonstrate the following: [MM71]

- 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 ~~and local residential area~~
- 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 ~~restricted~~ ~~minimised~~ for environmental and traffic management reasons;
- iii. The preservation and enhancement of the character and appearance of the Great Barr Conservation Area; or taking areas of the best and most versatile agricultural land ~~where this could be avoided.~~ [MM71]FPMSAD19
- iv. The protection of the areas of the best and most versatile agricultural land where possible; [MM71] ~~including all of the Agricultural land - situated along the Chapel Lane / Suttons Drive boundaries and east of the Holiday Inn Hotel continuing to the site of Great Barr Hall as identified by the Ministry of Food and Fisheries at an earlier Public~~

Inquiry in 1984 and confirmed to be prime quality agricultural land retained for future generations. Can you please confirm that this valuable prime quality farmland has been identified within the plan?

I trust that these points can be given full consideration.

Yours sincerely

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering a line of text, likely an address.

Vicar of Great Barr and a Trustee of Merrions Wood

Gilbert's Wood within the Great Barr Hall Parkland

I find it very interesting that [REDACTED] has taken so much pleasure in persuading English Nature to de-classify Gilbert's Wood as ancient woodland. I find it even more interesting that [REDACTED] is now listed as a consultant to [REDACTED] and that as a result of this de-classification it is now proposed to put a road through the wood to enable the development of housing on the southern part of the listed Parkland. [REDACTED] is after all an (amateur) historian and not a biologist or ecologist, and his role of consultant may suggest a conflict of motives to this move.

I have spoken with Natural England on this matter and they admit that it was as a result of [REDACTED] Map research that they queried the entry on Gilbert's Wood but were open to review the matter if other biological information were to be available. However, as this is private land I have not had the opportunity to conduct soil and ground cover surveys, and those provided in the planning application focus on the trees not on the ground cover.

I have some sympathy with [REDACTED] argument that the Scott family greatly re-shaped the landscape which became the Parkland but I would like to present an alternative case.

Merrions Wood on the opposite (northern) side of Chapel Lane was purchased by the Scott family as part of the creation and landscaping of the Parkland. They used the wood to put through a carriageway from the Walsall Road to Great Barr Hall, crossing Chapel Lane on route. Merrions Wood is not dissimilar from the woodland around the Hall having had specimen trees inserted as part of the Repton landscaping. The link from the Wood to Chapel Lane was created as an Avenue lined by Horse Chestnuts. However it is clear that the Wood is the remains of ancient woodland going back to the days when a deer park existed in the area. The Wood is carpeted by English Bluebells in the spring and also has the plants such as the Yellow Archangel (*Lamium galeobdolon luteum*), on which I carried out my botanical research at University, which is another indicator species of ancient woodland. There is a remainder of the edge of the deer park ditching in the grounds of the Old Vicarage further along Chapel Lane.

In the Domesday survey Great Barr is described as being woodland with a few clearings for farming. In 1281 it is recorded that wolves were hunted in Barr. The origins of the Church most likely lie with a preaching cross in a clearing before a chapel was built by 1200. At that time the Manor House was beside the church where Chapel House/Farm now stands. The first members of the Scott family to become lords of the Manor seemed to have lived at the Old Hall further along Chapel Lane, then a fine Elizabethan half-timbered house purchased from the Earl of Essex. In the late 1600s Thomas Scott lived there to be followed by the Hoo family who inherited by marriage. The traditions of a farming and hunting squire were continued by them throughout this time.

Other members of the Scott family settled to the south of Chapel Lane around 1645. They lived at Nether Farm/House which would later become Great Barr Hall. It is not clear if a farm existed there before that time or if it was begun for them. What is clear is that they

then sought permission of the Earl of Warwick, then owner of the woodland/chase to the south of Chapel Lane, to allow further clearance for farming, which was granted. The implication was that up to that point the area was covered by ancient woodland.

Holly Wood, to the south-west of the lakes has a very similar nature to that of Merrions Wood and although now divided into two parts, is still accepted as being the remains of ancient woodland. I suspect that a survey of Gilberts Wood would give a similar indication. All parts are clad in natural English Bluebells, which rather than being Victorian planting, also suggest this survival of older woodland. Many of the surrounding hedgerows are thick with such bluebells and are accepted as indicating this survival from earlier times.

Ancient Woodland is a definition that is not simply about “ancient trees” still standing but about an area wooded before 1600 and preserving the soil structure, climate and plant growth that could allow such ancient woodland to re-flourish.

Yes, areas of ancient woodland have been ‘cleared’ around the Hall and I accept [REDACTED] point that Gilbert’s Wood in its *present form* did not exist until c. 1800 but various areas of woodland appear on the maps over the whole period and quite probably indicate the survival and attempted re-establishment of this older woodland and soil conditions. Gilberts Wood has remained reasonably stable over the last 200 years and the flora has been reappearing. Coppicing is an ancient and normal way of managing woodland and would not detract from its “ancient” classification. It is to be noted that both Gilbert’s Wood and nearby Hollywood are carpeted in English bluebells, which would also suggest this survival of older woodland. Many of the surrounding hedgerows are thick with bluebells indicating this survival from earlier times.

The case that [REDACTED] presented to de-classify the wood was based on mapping but I see no argument from the flora present. Certain woodland plants only appear at specific times of the year and I would be interested by a detailed flora of the site to substantiate the argument.

The presence of the Bluebells themselves, in addition to the case put forward above, provides a case for conservation rather than destruction.

In my opinion the removal of Gilberts Wood from the SAD is therefore premature even if its status is under question and I would argue for its retention in the SAD, even in a qualified way, until further evaluation can be carried out.

Yours sincerely

[REDACTED]
[REDACTED]

Vicar of Great Barr & Trustee of Merrions Wood

From: [REDACTED]
Sent: 27 March 2018 16:18
To: planningpolicy
Subject: Walsall SAD Examination Modifications Consultation
Attachments: Examination Modifications Response Form - SAD.docx

Hi,

Please see attached Sport England's comments on the Walsall SAD Examination Modification Plan.

Kind regards

[REDACTED]
Planning Manager, West Midlands – Central Hub



Join the conversation #thisgirlcan



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Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM49, MM50 (relating to policy OS1 : Open Space, Sport and Recreation) SAD51 (relating to paragraph 6.2.2 of the associated policy justification MM107 (relating to Appendix 1)				
Do you support or object to the modification?				
Sport England supports MM49 and MM50 In relation to SAD51, the final bullet should be updated to reflect that the Walsall Playing Pitch Strategy was adopted in February 2018.				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	X		
	Justified	X		
	Effective	X		
	Consistent with national policy	X		

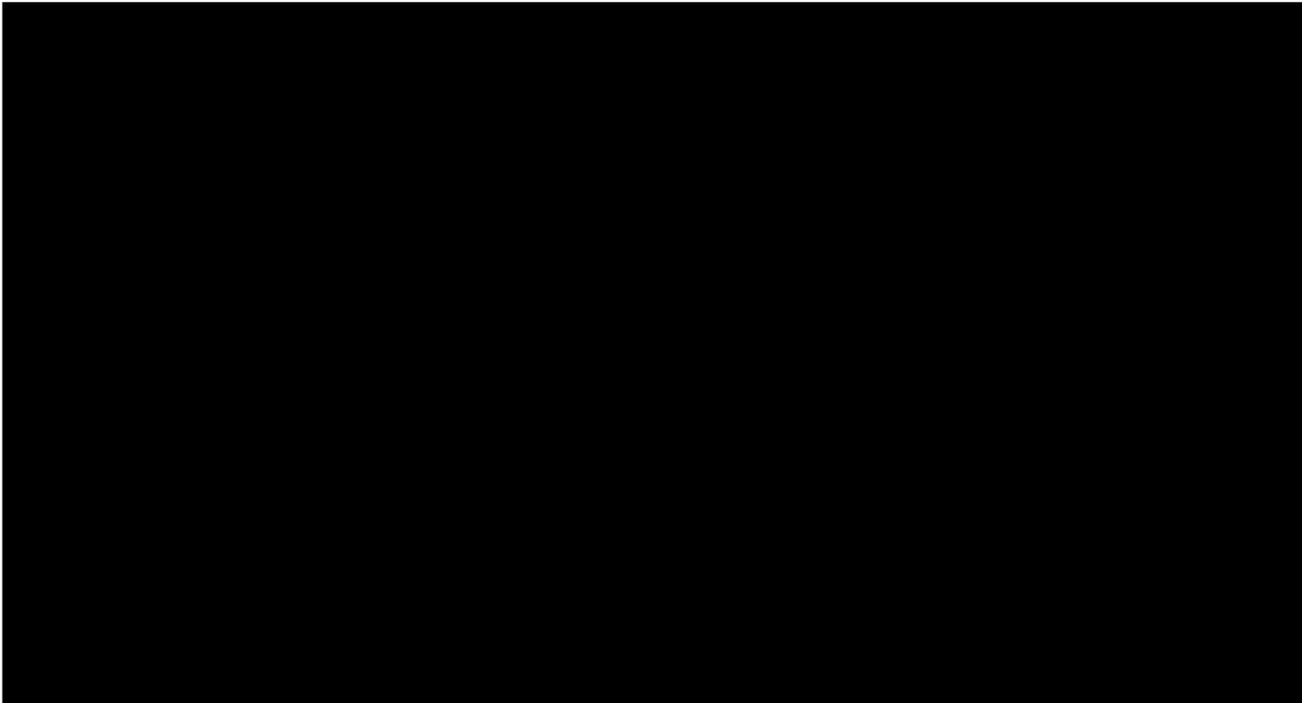
Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>The modifications to policy OS1 are supported to avoid unnecessary duplication in referencing other relevant policies, and do not change the effectiveness of the policy to protect sport and recreation facilities.</p> <p>Paragraph 6.2.2 should be updated to reflect that since the Examination of the SAD the Walsall Playing Pitch Strategy has been adopted, and is therefore no longer a draft strategy.</p> <p>Sport England supports MM107 which identifies those UDP policies that are saved and are not replaced by the SAD which include Policy LC6 relating to Sports Pitches and LC7 relating to Indoor Sport.</p>

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

As above.

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.



From: [REDACTED]
 Sent: 29 March 2018 16:38
 To: [REDACTED]
 Subject: Cannock Chase SAC Partnerships Reps to Walsall SAD Modifications
 Attachments: Examination Modifications Response Form - SAD MM59.docx; Examination Modifications Response Form - SAD MM60.docx; SAC Partnership CL, Response to Walsall Strategic Allocations Document and 2nd Draft of Proposed Side Agreement to MoU, March 2018.docx

Please see attached the Cannock Chase SAC Partnership Response to both the Consultation on the Modifications of the Walsall SAD and the 2nd draft of the proposed side-agreement to the SAC Partnership MoU.

The response consists of:

- A covering letter (which includes the Partnerships Response to the 2nd draft of the proposed side-agreement)
- Examination Modifications Response Form - SAD MM59
- Examination Modifications Response Form - SAD MM60

Please could I be provided with a quick email to let me know that everything has been received.

If you've any questions please do not hesitate to give me a call.

Cheers,

[REDACTED]
 [REDACTED]
 Cannock Chase Special Area of Conservation (SAC) Project Officer
 Stafford Borough Council

Marquis Drive - Cannock Chase – Staffordshire
 [REDACTED]
 [REDACTED]



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Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM59				
Do you support or object to the modification?				
Support				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	x		
	Justified	x		
	Effective	x		
	Consistent with national policy	x		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>The change from 'houses' to 'dwellings' more accurately reflects the development requiring mitigation as set out in the explanatory text.</p>

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

None

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

It is recommended that the following text be also included within the 4th paragraph in section 7.4.1 (the MM59 paragraph):

*"...That would result in a net increase of dwellings to either contribute towards a package of mitigation measures or to provide appropriate information, **sufficient to demonstrate no adverse impact on the qualifying features of the SAC (individually or in combination)**, to allow the Council as the competent authority to undertake a bespoke Habitat Regulations Assessment."*

This modification should be considered none-material (as it only works to reiterate a developers obligations as detailed within the Conservation of Habitat and Species Regulations 2017 (as amended)), however its inclusion would improve the clarity of requirement to a reader.

Additionally, although it is recognised that the Minor Modifications are not subject to formal consultation the SAC Partnership wishes its disagreement with the following form of words from Section 1.6 paragraph 4 (SAD16) to be noted:

“The Council has sought technical and legal advice and this is reflected in a HRA screening report prepared by the council and in a separate Memorandum of Understanding that the Council has produced for agreement with the bodies that are members of the Cannock Chase Partnership.”

It is considered by the partnership that the ‘tone’ of this sentence is misleading, suggesting that a finalised version of the separate Memorandum of Understanding (side MoU) has been reached by Walsall Council and the Partnership; or else is otherwise imminent.

At this time the side MoU remains a draft document only which, in its current form, lacks key details and is unsatisfactory to the SAC Partnership in its description of key issues and areas of contention.

The side MoU, as is currently proposed, is unacceptable to the SAC Partnership and cannot be ratified by its Joint Strategic Board and other relevant partners.

There is no timetable for the finalisation of the side MoU but the SAC Partnership welcomes ongoing engagement with Walsall Council to allow for an agreement, satisfactory to both parties, to be reach as expediently as possible.

Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM60				
Do you support or object to the modification?				
Support				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	x		
	Justified	x		
	Effective	x		
	Consistent with national policy	x		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>The re-wording to 'zone of payment' is satisfactory in this context and the modification is therefore supported.</p>

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

The re-wording to 'zone of payment' is satisfactory in this context and the modification is therefore supported.

It should, however, be noted that In the explanatory text to the schedule of modifications there is reference to Lichfield and Cannock Chase Councils and Natural England taking 'the view' that the Zone of Influence (ZOI) 'could' extend over a wider area (15km). To be clear, this ZOI is informed by robust evidence and is supported by the Cannock Chase SAC Partnership. The governing body for this partnership (the Joint Strategic Board or JSB) is comprised of those organisations

who are signatories to the MoU which delivers the package of mitigation measures to ensure no harm to the SAC arises from the increase in visitors generated by net new growth in dwellings. Whilst the majority of visitors come from within the 8km zone – ie the Zone of Payment – a significant number come from within the 8-15km Zone. Payments made within the 'inner' zone ensure that the wider zone is mitigated for, and Walsall Borough benefits from this work.

Whilst Walsall have always made it clear they do not accept the evidence which has been signed up to by the rest of the partnership, they have agreed to develop a side agreement' to the MoU to ensure that they are compliant with the Habitats Regulations.

At this time the side MoU remains a draft document only which, in its current form, lacks key details (for example to ensure mechanisms in place for the transfer of any monies collected) and is unsatisfactory to the SAC Partnership in its description of key issues and areas of contention.

The side MoU, as is currently proposed, is unacceptable to the SAC Partnership and cannot be ratified by its Joint Strategic Board and other relevant partners.

29/03/2018



THE CANNOCK CHASE

SPECIAL AREA OF CONSERVATION

PARTNERSHIP PROJECT

The Cannock Chase Special Area of Conservation Partnership Project's Response to: the Consultation on the Walsall Council Strategic Allocations Document (SAD); and the 2nd Draft of a Proposed Side Agreement to the Partnerships Memorandum of Understanding (MoU).

Thank you for your correspondence to the Cannock Chase SAC Partnership Project on 14/3/2018, inviting its members to comment on both the modifications to the Walsall SAD and on the 2nd draft of Memorandum of Understanding (MoU) between Walsall and the Partnership (hereafter referred to as 'the 2nd draft MoU'), a side agreement to the SAC Partnership's MoU (as amended 2017).

Consultation Response to the Walsall SAD

The Partnership has submitted two Examination Response Forms which relate to MM59 and MM60. The Partnership supports both of the proposed major modifications in so far as their re-wording more accurately reflects the need of certain types of development to mitigate their demonstrated negative impacts on the qualifying features of Cannock Chase SAC.

However, the Partnership takes the opportunity to reiterate where areas of ongoing disagreement remain between both parties and where further engagement needs to be undertaken to resolve disputes relating to both the recognition of 8-15km ZOI within the Walsall District and the wording and level of detail provided within the 2nd draft MoU.

Response to the 2nd draft of Memorandum of Understanding (MoU) between Walsall and the Partnership

The document is, in effect, a draft legal agreement which commits Walsall Council to the 0-8km Zone of Influence by providing payments for new dwellings there-in, whilst clarifying that Walsall Council still contests the 8-15km ZOI.

The 2nd draft MoU was discussed at the March Partnership Meeting (8/3/2018) and the following general comments were raised:

- The commitment from Walsall Council to seek developer contributions from new developments occurring within the 0-8km zone is welcomed. The 2nd Draft is considered to be a positive improvement, incorporating recommended amendments raised by the partnership in September 2017. This has worked to address a number of concerns which

were detailed in Partnerships previous response to the 1st Draft of the MoU. However, the side MoU, as is currently proposed, remains unacceptable to the SAC Partnership and cannot be ratified by its Joint Strategic Board and other relevant partners.

- The Memorandum of Understanding of the Cannock Chase SAC Partnership- May 2016 (detailed in Appendix 1 of the 2nd draft MoU) should be replaced with The Memorandum of Understanding of the Cannock Chase SAC Partnership- September 2017.
- Despite additions in the 2nd draft, the mechanism/timescales/frequency by which funds collected would be transferred to the Partnership still lacks the level of clarity desired by the Partnership. For those relevant partnership authorities who are signatories of the existing Partnership MoU these details are provided within a separate SAC Partnership financial agreement to which they are also signatories. It is considered that Walsall should develop a side financial agreement in parallel with the side MoU.
- Walsall's housing figures for both the 0-8km and 8-15km zones should be provided for clarity.
- All references to the "Conservation of Habitat and Species Regulations 2010 (as amended)" should be replaced with the "Conservation of Habitat and Species Regulations 2017 (as amended)"
- It remains that the Cannock Chase SAC Partnership MoU, signed by the Partnership local authorities, covers the 0-15 km zone whereas the draft MoU proposed by Walsall Council only covers the 0-8 km zone. The matter of the recognition of 8-15km ZOI within the Walsall district is still considered a matter of ongoing disagreement between the SAC Partnership and Walsall Council; an area for future discussion in the context of new evidence. However, the willingness of Walsall Council to engage with the Partnership is recognised and their offer, detailed within the side MoU, to provided targeted financial support for the provision of further evidence to resolve this matter is welcomed.
- The Partnership is still considering the ramifications of any side agreement. The Partnership retains the option to seek further legal advice upon the implications of this document should its members deem it necessary.

In addition more detailed comments, recommendations and amendments to the 2nd draft MoU were raised by the members of the partnership and are summarised in *Table 1*.

Thank you for consulting the Cannock Chase SAC Partnership on this matter. The Partnership wishes to continue to be engaged in further discussions relating to new proposed drafts of the side MoU.

Sincerely,

Table 1) Further initial comments recommended and amendments to the MOU between Walsall Council and the Cannock Chase Special Area of Conservation Partnership.

Page number	Amendment
3	<ul style="list-style-type: none"> • Section 1.0, para 3: <ul style="list-style-type: none"> ○ Inclusion of additional wording so that it would read <i>“However, it should be noted that applicants of residential developments within 8km of the SAC can opt not to partake in this approach, if they choose to do so they will be required to provide appropriate information, sufficient to demonstrate no adverse impact on the qualifying features of the SAC, to the Local Planning Authority to allow a bespoke Habitats Regulations Assessment to be undertaken.”</i>
4	<ul style="list-style-type: none"> • Target note 3 is considered misleading. <ul style="list-style-type: none"> ○ The figure of 78,000 new dwellings within 15km (within the Local Plan Periods) detailed in the original Cannock Chase SAC Partnership MoU was erroneous. This figure (78,000) represents the total new dwellings to be provided across the total areas of the 6 LPA regions within the Local Plan Periods and it was not used to calculate increases in future visitor pressure to the SAC. The correct figure for new dwellings to be delivered with the 15km is 30,134; this figure was also used in the 2013 Footprint Ecology Cannock Chase SAC Visitor Impacts Mitigation Report to calculate increase in future visitor pressure. As such the alteration of the new dwelling figure (within 15km of the SAC) to 30,134 in the 2017 amendment to the SAC Partnership MoU represents the correction of a none-material error, not a reduction in planned number of dwellings within the SAC ZOI.
5	<ul style="list-style-type: none"> • Consider removal the majority of 2nd and 3rd paragraph from MoU. <ul style="list-style-type: none"> ○ These paragraphs cover the rational for Walsall council’s dispute over the 8-15km SAC ZOI within the Walsall boundary. It is considered that the majority matters here raised are best retained for when Walsall attends the SAC Partnership meetings, to be discussed and future steps agreed with the other member authorities within the partnership. It is considered more progressive if the side MoU work as a positive statement of common ground; focusing on those areas of agreement between all parties. Whilst the ongoing dispute over the 8-15km ZOI remains a key issue between Walsall Council and the SAC Partnership it is considered that this could be detailed more briefly and concisely whilst retaining the positive statement of <i>“... It is recognised that there will be opportunities for future discussion in the context of relevant evidence emerging.”</i>
6	<ul style="list-style-type: none"> • For reasons as above: Consider removal of the following wording form the 2nd paragraph: <ul style="list-style-type: none"> ○ <i>*delete* “The decision of Walsall Council not to become a signatory of the SAC Partnership MOU is based on the advice it has received, and this decision is considered reasonable in the context of the circumstances set out above. Although...”</i>

	<ul style="list-style-type: none"> • Section 3, Paragraph 3, Point 1: <ul style="list-style-type: none"> ○ Clarify the level of the fee that will be sought from new dwellings
7	<ul style="list-style-type: none"> • Point 2 <ul style="list-style-type: none"> ○ Inclusion of additional wording so that it would read <i>“Provide sufficient information to the Local Planning Authority to allow an appropriate assessment under the Habitats Regulations of the impacts of the development on the Cannock Chase SAC (in combination with impacts arising from other development) to be undertaken which deliver mitigation for the impact on the SAC and enable the conclusion that the development would not result in an adverse impact upon the SAC”</i>

From: [REDACTED]
Sent: 05 April 2018 16:37
To: planningpolicy
Subject: Consultation on Main Modifications to the Walsall SAD
Attachments: WALSALL SAD MAIN MODIFICATION CONSULTATION 2018.zip

Dear Sir or Madam,

The Wildlife Trust for Birmingham and the Black Country would like to thank you for the opportunity to comment on the Main Modifications to the Walsall SAD. Please find attached our comments in regards to MM16, MM51, MM62, MM65, MM77.

If you require any additional clarification regarding any of these points, please do feel free to contact me.

Best wishes

[REDACTED]

[REDACTED]

Senior Biodiversity and Planning Officer
Birmingham and the Black Country Wildlife Trust

[REDACTED]

[REDACTED]

Please note our address and phone numbers have changed



The Wildlife Trust for Birmingham and the Black Country

Centre of the Earth, 42 Norman Street, Birmingham, B18 7EP

Registered in England No. 1650938, Charity No. 513615

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Comments

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Modification Number			
MM6			
Do you support or object to the modification?			
SUPPORT			
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))			
	Yes	No	Not Sure
Positively prepared	X		
Justified	X		
Effective	X		
Consistent with national policy	X		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>The revision of the estimated number of dwellings this site can accommodate under the assumption that the Wards Pool SINC will be retained is consistent with the Black Country Core Strategy Policy ENV1. Paragraph 110 of the National Planning Policy Framework is clear that Local Authority plans should allocate land with least environmental value to meet development needs. The SINC is a site of importance to nature conservation in the context of Birmingham and the Black Country. As such this amendment is justified in the context of local and national policy and sound in its approach. This is the approach that should be undertaken in accordance with any allocation that has potential to affect a site designated for nature conservation.</p> <p>The wording that ‘development will need to address Ward’s Pool SINC’ recognises that developments that impact SINC could be permitted in exceptional circumstances but that this would be dependent on the details of an individual planning application.</p>

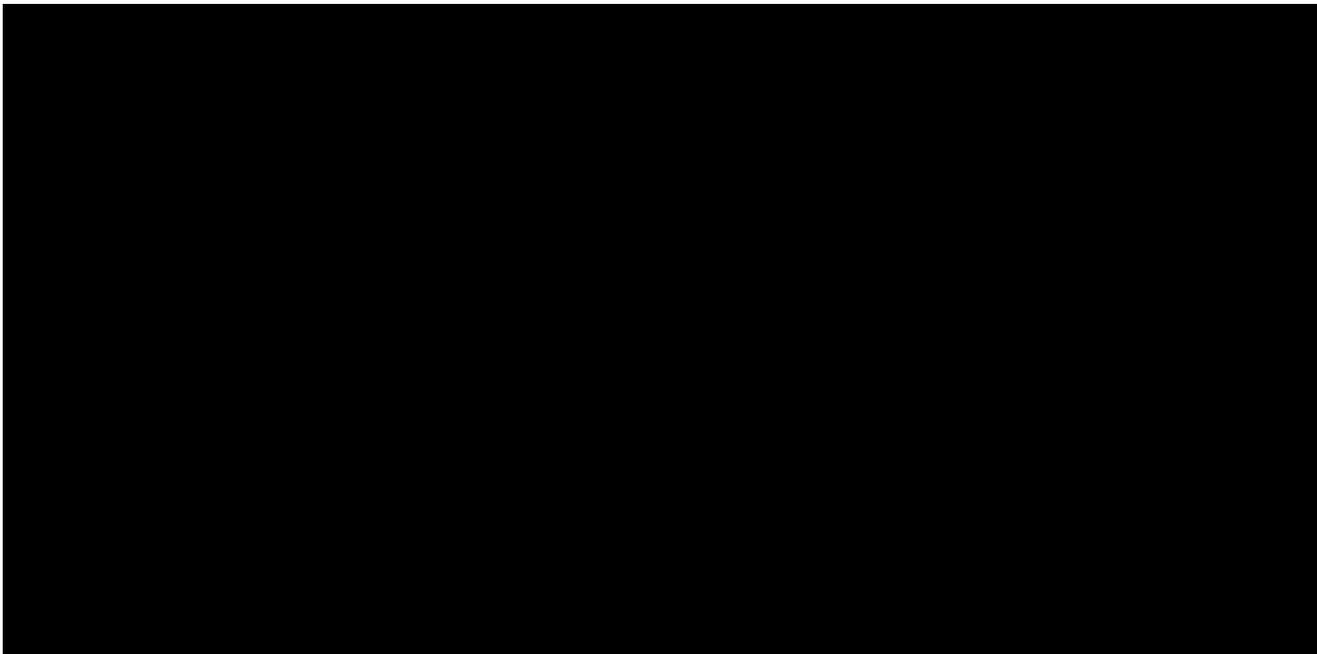
What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

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The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

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Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM51				
Do you support or object to the modification?				
SUPPORT				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	X		
	Justified	X		
	Effective	X		
	Consistent with national policy	X		

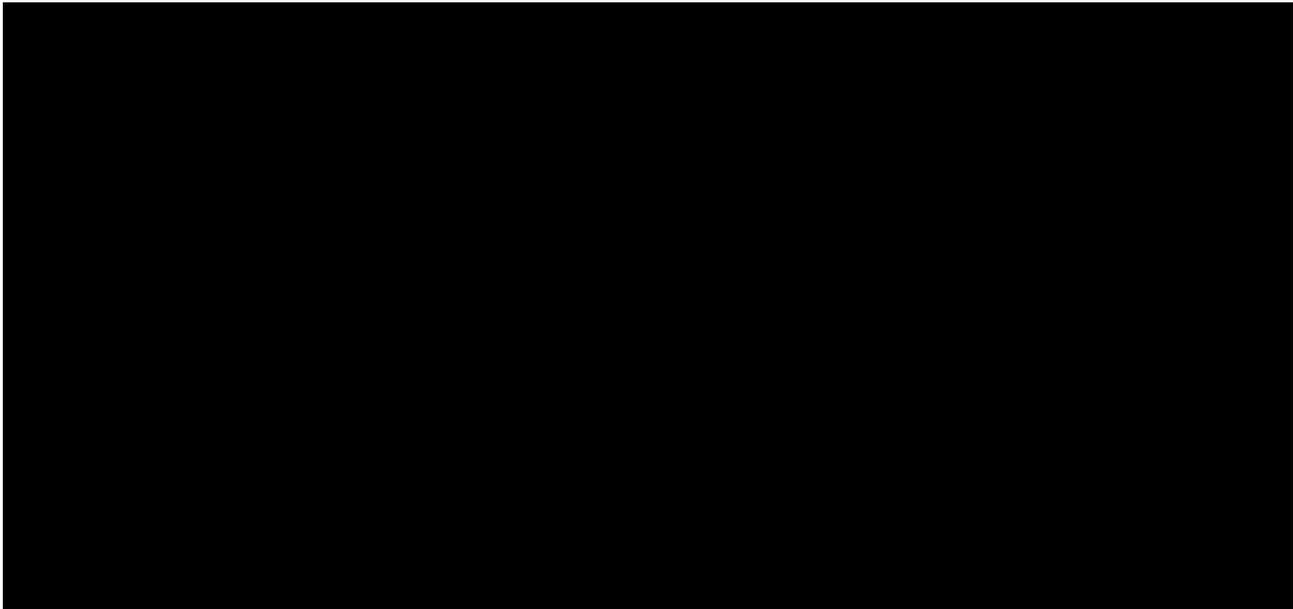
Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
We support the re-iteration that the development of traffic free paths must take into account the ecological value of sites and protection of nature in the same way that other developments must, in accordance with the Black Country Core Strategy and NPPF.

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which

provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.



Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number				
MM62				
Do you support or object to the modification?				
SUPPORT				
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))		Yes	No	Not Sure
	Positively prepared	X		
	Justified	X		
	Effective	X		
	Consistent with national policy	X		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
Whilst the Local Authority have undertaken a screening assessment for the Hatherton Canal that has determined that the proposal is likely to be acceptable in principal; a separate screening based on the detailed proposal that can also consider cumulative effects of other developments will be necessary to ensure compliance with the Habitat Regulations.

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which

Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number			
MM65			
Do you support or object to the modification?			
SUPPORT			
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))			
	Yes	No	Not Sure
Positively prepared	X		
Justified	X		
Effective	X		
Consistent with national policy	X		

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
Whilst the Local Authority have undertaken a screening assessment for the Hatherton Canal that has determined that the proposal is likely to be acceptable in principal; a separate screening based on the detailed proposal that can also consider cumulative effects of other developments will be necessary to ensure compliance with the Habitat Regulations.

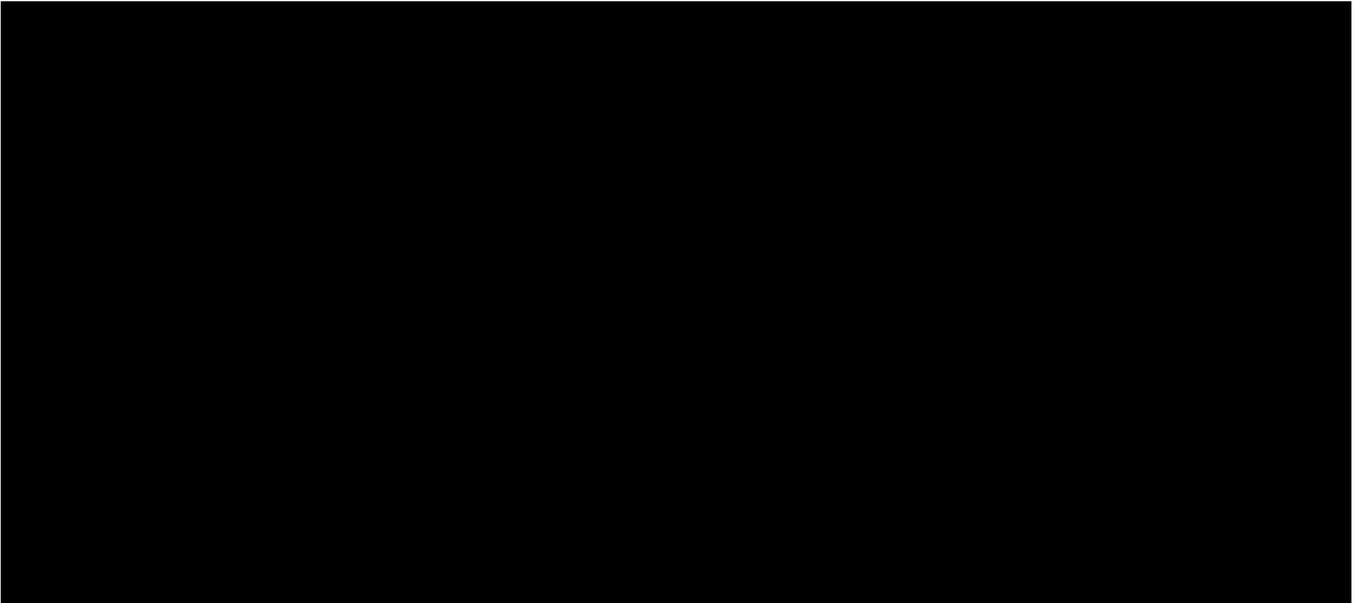
What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which

provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

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Comments

Please state clearly the modification you are commenting on and include modification number and policy reference, site references and chapter titles where relevant. **To avoid confusion, please complete a separate sheet for each modification that you wish to comment on.**

Modification Number			
MM77			
Do you support or object to the modification?			
OBJECT			
Do you believe this modification is in line with the following tests of soundness (place an X in the relevant box(es))			
	Yes	No	Not Sure
Positively prepared			X
Justified			x
Effective			X
Consistent with national policy			X

Comments on why the modification meets / does not meet the tests of soundness (continue on a separate sheet if necessary)
<p>Whilst it may be appropriate for Gilberts Wood to be omitted from the list of ancient woodland in the plan, we have concerns about the justification being based purely on its omission from Natural England (NE) Mapping.</p> <p>The NE ancient woodland inventory is an important tool in determining the status of a woodland as ancient or not, but other sources of information should also be considered. This is because some sites may be missed, may be too small or may have too low tree density to be included on their register.</p> <p>Gilberts Wood is listed as Wood Pasture and Parkland in information provided by EcoRecord. NE Standing Advice does specify that wood pasture and historic parkland may be omitted from the inventory due to low tree density but that ancient wood pasture should have the same protection in planning decisions as ancient woodland.</p> <p>Reducing the protection of a site based solely on NE mapping could set a harmful precedent for sites with aged and veteran trees that do not appear in the inventory. The justification for this modification should reference the evidence on which NE based their decision rather than their mapping alone.</p>

What changes do you consider would be needed to make the modification meet the tests of soundness? (continue on a separate sheet if necessary)

If robust evidence has been provided that demonstrates to the satisfaction of Natural England and others that this site has been properly assessed and found to be unlikely to be ancient, this would be considered a suitable modification to the plan. This assessment should be quoted rather than omission from the mapping and we request that this information also be submitted to EcoRecord in order for them to keep their records up to date and consistent with planning policy and practice.

The Main Modifications have been the subject of a Sustainability Appraisal. We have also published 'Minor Modifications' (minor edits and factual changes) and we have updated our evidence in respect of flood-risk (insofar as it relates to the Highfield South site at Walsall Wood) and updated the Technical Appendices (which provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

Please see points made above re the evidence used for this modification.

provide factual background information for the Plans). These documents are available on our website at: www.walsall.gov.uk/local_plans/evidence

If you would like to comment on any of the new or updated supporting documents or evidence please do so here. Again, it would be useful to have evidence to support any points you make.

--



[REDACTED]

From: [REDACTED]
Sent: 06 April 2018 16:54
To: planningpolicy
Subject: Representations to Walsall Site Allocations Document: Examination Modifications Consultation
Attachments: 180406 - Final Representations to Examiner's Modifications Consultation - Freshwater Darlaston.pdf

Sir / Madam,

Please find attached to this email representations to the Walsall Site Allocations Document: Examination Modifications Consultation on behalf of my client, City & Country Properties (Midlands) Ltd.

Should further hearings be required, we respectfully request that we are invited to attend.

If you have any queries, please contact me using my details provided below.

Kind regards,

[REDACTED]
[REDACTED]
Planning Consultant
JLL
45 Church Street, Birmingham B3 2RT

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



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6 April 2018

Jones Lang LaSalle Ltd
45 Church Street Birmingham B3 2RT

jll.co.uk

Planning Policy Team
Regeneration and Development
Walsall Council
Civic Centre
Darwall Street
Walsall
WS1 1DG

Dear Sir / Madam,

Representations to the Emerging Walsall Site Allocations Document: Examination Modifications Consultation

Introduction

We write on behalf of City & Country Properties (Midlands) Ltd, to make representations to the Emerging Walsall Site Allocations Document (SAD): Examination Modifications Consultation.

City & Country Properties (Midlands) Ltd own a former industrial known as the former London Works, situated on Stafford Road, Darlaston. The site's location is shown in **Enclosure 1**. In the current consultation, the site is identified under reference **IN126**. City & Country Properties (Midlands) Ltd has already engaged with Walsall Metropolitan Borough Council undertaking pre-application discussions in connection with bringing forward a residential redevelopment of the site.

The site is proposed to be allocated under emerging '**Policy IND4: Local Industry Consider for Release**'. Whilst this emerging policy does not rule out the prospects of a residential use being brought forward on such sites (subject to relevant planning policies requirements being met), our client considers that it would be more appropriate to allocate the site for residential use under emerging '**Policy HC1: Land Allocated for New Housing Development**'.

The remainder of this letter sets out the justification for this, taking into account the site's context, along with its suitability and deliverability for residential use.

Site Context

Location

The site is located in Darlaston in the heart of the Black Country, approximately 6-7km (4 miles) west of Walsall and around 17km (10.5 miles) north of Birmingham. Darlaston has good access to the Midlands motorway network, with Junctions 9 and 10 of the M6 being just over 3 km (2 miles) from the site.

Situation

The area is well served with community facilities, with seven infant, primary and junior schools located within 1.5km (1 mile). Additionally, Grace Academy is 0.8km (0.5 miles) from the site and the Darlaston Library 0.6km (0.4 miles) away. There is convenience shopping on Stafford Road, with Darlaston town centre approximately 3km (2 miles) from the site. George Rose Park is within a short walking distance of around 0.25 km.



There are excellent bus services on Stafford Road which provide services to Bilston, Stowlawn, Darlaston and Walsall. It is around 4km from Bescot Stadium railway station, with destinations including Wolverhampton, Walsall and Birmingham. The site is therefore in a very sustainable location for residential use.

The character of the surrounding area is predominantly residential. There are also a number of relatively recent residential developments are located adjacent to, or within close proximity of the site as detailed below (which we believe were former employment sites):

- In 2007, outline planning permission was granted (planning reference 06/0126/OL/W1) at a site known as 'R/O Heston and Granby, Stafford Road' for the erection of 18 apartments and 51 houses. A reserved matters application for the site was approved in 2007 (planning reference 06/1873/RM/W5) for the erection of 70 dwellings comprising of 2, 3 and 4 bedroom houses and flats on former employment land.
- At land between 51 and 53 Willenhall Street, a planning application (planning reference 11/0735/FL) was permitted in 2011 for change of use from industrial to residential, comprising 4 no. 3 bedroom semi-detached and 4 no. 4 bedroom houses.
- On land adjacent to 43 Willenhall Street, a planning application for 4 residential dwellings was permitted in 2002 (planning reference BC586670P).

There is a small industrial units opposite the site (on the other side of Stafford Road), and Welded Presswork (WPW) adjacent to the site on the western boundary.

Description

The site was previously used for industrial purposes. We understand that the buildings were demolished in the interests of public safety as they were in a poor and dangerous condition. The buildings were raised to slab level and the site has been vacant for a significant number of years.

The site has been marketed, with no interest for employment use being secured. The site is approximately 2.37 acres (0.96ha).

Summary of the Emerging Allocation

The emerging SAD will add detail to the strategic policies of the Black Country Core Strategy (BCCS) (2011) and will replace many of the 'saved' policies from the Walsall Unitary Development Plan (2005).

The site is identified under emerging '**Policy IND4: Local Industry Consider for Release**' under reference IN126. The policy and its preamble states that the land is allocated for local quality industry, but will be considered for release to other uses, subject to meeting the requirements of BCCS Policy DEL2 and ensuring that sufficient employment land is maintained in accordance with BCCS Policy EMP3. It further states:

'Redevelopment for housing will be acceptable in principle provided any remaining industry can be relocated to suitable alternative premises, there are no physical constraints that would make the site unsuitable, and other relevant requirements of Walsall's Local Plan are satisfied, notably the need to ensure that any alternative use does not constrain any existing industry.'

The site is one of only four sites provided within **Table B** for 'vacant sites to be considered for release'. The 'potential alternative' use cited in the table is residential.

Emerging '**Policy HC1: Land allocated for new housing development**' provides housing allocations at Table HC1. The policy states that density should be 35 dwellings per hectare. The site is not allocated as part of this policy.



Site Suitability

In order for a site to be allocated for housing, the NPPF requires that the site needs to be 'suitable'. The following sub-sections detail the main considerations for the site.

Sustainable Development

The site is in a very sustainable location, being within an established residential area and being on bus routes to key centres and employment areas. It is also within walking distance of shops and services, including schools, the library and public open space. It is therefore in a highly accessible location. This accords with the requirements of BCCS Policy HOU2 'Housing Density, Type and Affordability'.

Furthermore, the site's allocation for residential use would enable a previously developed site to come back into use, in accordance with the **National Planning Policy Framework (NPPF) (2012)** at **paragraphs 17 and 111**, as well as the **Draft Revised NPPF (2018)**. The re-use of redundant brownfield land for housing is promoted at a national level.

Therefore, the site's allocation for housing would represent sustainable development in accordance with **paragraph 14** of the NPPF.

Employment Need

The site has been vacant for a significant period of time, and has been marketed with no employment use being secured. Therefore, the site's allocation for residential use, given the vacant status of the site, would not lead to any further loss of employment.

In addition, **Paragraph 22** of the NPPF states that the long-term protection for employment sites should be avoided where there is no reasonable prospect of the site coming forward for that use. The Draft Revised NPPF states that employment land should be used for:

'Homes in areas of high housing demand provided it would not undermine key economic sectors or sites or the vitality or viability of town centres.'

Given that the site is has been vacant for a significant period of time, and has been marketed, is also located in a predominantly residential area, the site's release would accord with both the NPPF and the revised Draft NPPF in this context.

A number of sites near to or adjacent to the site (as detailed in the site context section) have permitted residential uses on former employment land. The site is located in a predominantly residential area, and its allocation for housing would be entirely in-keeping with the character of the surrounding area. It would also help to achieve the NPPF's objectives at **paragraph 47** to boost the supply of housing significantly.

BCCS Policy DEL2: Managing the Balance Between Employment Land and Housing allows Site Allocation Documents in the Black Country to release suitable residential sites from employment use. Therefore, allocating the site for residential use would accord with this policy. The **Walsall Employment Land Review (2017 Update)** ranks the quality of vacant employment sites. The highest score of vacant sites in Walsall is 47, with the lowest being 13. Our client's site is scored as 25 and is designated as 'consider for release'. It is the lowest scoring site for 'consider for release' designation. Therefore, the Walsall Employment Land Review (2017 Update) confirms that the site has limited employment potential and its release for residential use would not lead to the loss of a potential high quality employment site.



Residential Amenity

The site is currently bounded by an employment use to the western boundary. This is typical of development sites in the Black Country, where the proximity of new residential uses to existing employment uses needs to be carefully considered to ensure a quality environment for those that occupy the new homes, but also, that the proximity of new residential does not have adverse impacts on the nearby existing businesses. **Policy DEL2** of the BCCS considers this issue specifically, and requires a range of measures and issues to be considered by any future residential planning application proposals. In addition, our client anticipates that any future scheme for residential use would be suitably assessed and if required (mitigation measures incorporated), and that this would be secured by way of a suitably worded planning condition as part of any future planning application for residential use at the site.

Furthermore, the adjoining residential developments to the west and north east of the Welded Presswork site have been permitted notwithstanding their proximity to the employment use. Therefore, these sites demonstrate that adjacent sites can be brought forward for residential use and can meet the existing policy framework set out by **Policy DEL2** of the BCCS.

Therefore, the **saved Walsall Unitary Development Plan (2005) Policy JP8: Bad Neighbour Industrial Uses** would be fully addressed, subject to appropriate mitigation measures being delivered as part of any scheme. This requires that there should not be a detrimental impact on the environmental quality for employment areas, and that no detrimental impacts will arise to housing, as a sensitive land use.

Site Deliverability

For the SAD to be found sound during examination, it needs to be deliverable. This means that sites must have reasonable prospects of coming forward within the plan period and achieving the level of housing required through the Full Objectively Assessed Need. Given the size of the site, it is easily deliverable within the plan period. This would help contribute towards Walsall's housing requirement in the Black Country.

Furthermore, the site is deliverable within five years, meaning that the land parcels will help maintain Walsall's five-year housing land supply.

Summary and Conclusions

Our client, City & Country Properties (Midlands) Ltd, own the site identified as **IN126** in the emerging Walsall Site Allocations Document. Currently this is allocated for local quality employment land, with the view to potential residential development if justified through the planning application process, particularly with regard to BCCS **Policy DEL2**, and 'saved' Walsall UDP **Policy JP8**.

However, for the reasons set out in this letter, the site is a very suitable and deliverable residential site. Therefore, our client respectfully requests that the site is released from employment use and allocated for residential in the SAD under **Policy HC1** rather than **IND4**. The site is in a very sustainable location; brings back a vacant brownfield site into use in line with the NPPF; and would be in-keeping with the established residential area in which the site lies.

It is recognised that any planning application would need to assess the impact of noise from adjoining industrial uses and suitable mitigation measures proposed (where required). The delivery of the surrounding sites for residential demonstrates that this issue is already satisfactorily addressed by the existing planning policy framework (BCCS).



Our client respectfully requests that these representations be forwarded to the Planning Inspectorate for their consideration. Should any further hearings be required relating to the SAD, we request that we are given the opportunity to attend.

If you have any questions regarding the submission, please contact me using the details provided below.

Yours faithfully

[Redacted signature]

[Redacted line]

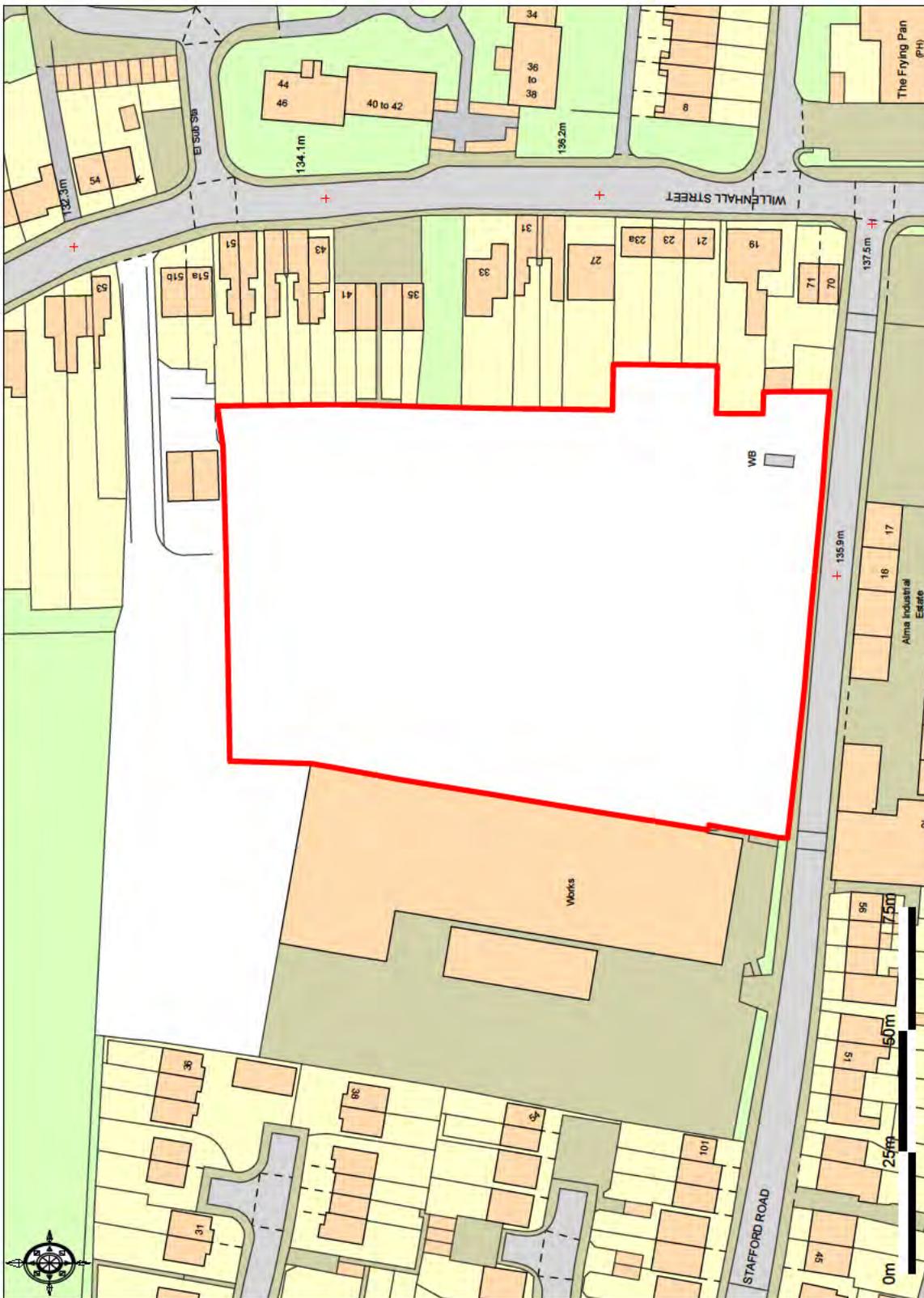
Planning Consultant
For and on behalf of Jones Lang LaSalle Limited

[Redacted contact details]



Enclosure 1 – Site Location Plan

Site Location Plan. London Works, Stafford Road, Wednesbury



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