



Walsall Council

Walsall Site Allocation Document Schedule of Representations

**Issues and Options Consultation
22nd April to 3rd June 2013**

Formal Representations



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Adjoining Local Authorities (Duty to Cooperate)

Mike,

Hope you are well. We have been considering the Walsall SAD Issues and Options Consultation documents and would appreciate if you could please treat this email as a holding officer only representation, pending further consideration and discussions with yourselves (and any political endorsement required as a result).

We would appreciate a meeting with you to discuss the site adjoining our District boundary (Choices Site 93) which we understand has been put forward for a number of potential uses. We would also like to discuss the cross boundary Yorks Bridge minerals proposal (contained within your Minerals Areas of Search MXA4). Following further consideration of the document we may wish to address other issues, but these are the key ones for us at present.

If you could please let me know convenient dates for a meeting over the next few weeks would be grateful.

Kind Regards,

Sarah

Sarah Jones
Planning Officer- Planning Policy
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3rd June, 2013

Dear Mr Elsworthy,

Walsall Site Allocation Issues and Options Consultation

Thank you for the opportunity to comment on the issues and options of your plan and assist in defining your preferred option. It is acknowledged that all not all sites included within the consultation will form part of the preferred option and our comments are kept general, however specific comments relating to site CH34 are included as this site, due to its location, has the potential to impact significantly on Lichfield District.

In accordance with the National Planning Policy Framework (NPPF) and the Black Country Core Strategy (BCCS) the continuing protection of the Green Belt is supported by Lichfield District Council. It is our understanding that a review of the Green Belt has not been undertaken and therefore no evidence exists that identifies exceptional circumstances for the deletion of land currently within the Green Belt. Without evidence to the contrary it is considered that the Green Belt adjacent to the boundaries of Lichfield District and Walsall continues to fulfil the aims and purposes set out within the NPPF including keeping land permanently open and assisting in urban regeneration.

The need to find additional employment land which is readily available is acknowledged. The District Council supports a sequential approach for the identification of land for employment purposes and it is noted that Land for Industry Options 1, 2 and 3 would not require release of Green Belt land to the east of Brownhills, Aldridge and Streetly and to the west of Stonnall. The District Council could not support Land Industry Option 4 without further justification.

With regard to the provision for housing land, your approach of reviewing existing allocations for surplus land and utilising brownfield sites before the release of greenfield sites is supported. The District Council could not support Housing Option 3 without further justification.

Mineral extraction can clearly take place only where minerals exist. The District Council supports the avoidance of developments which sterilise mineral reserves. Where mineral extraction is proposed near the Lichfield border it is requested that consideration be given to the impacts upon the residents who live beyond Walsall's administrative boundary within Lichfield District, particularly with regard to the impacts of transport and amenity. The after use of sites following extraction should have regard to the existing location within the Green Belt and the open rural nature of the area and potential to address wider environmental network issues/obligations

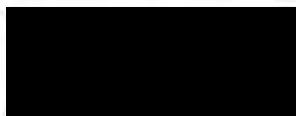
The inclusion of the Walsall to Lichfield Rail alignment to reinstate line for freight services, then passenger services during 2019-2024 is noted and supported, as it is consistent within the Lichfield Local Plan: Strategy.



With regard to your 'choices sites' particular concern is raised to site CH 34 which, at 68ha, would represent a major incursion into the Green Belt. As raised earlier it is considered that at present there is no firm justification for such a large scale release. The site is visually very prominent and would be contrary to the purpose of the Green Belt by representing sprawl into the Green Belt, loss of countryside, and could undermine the principle of urban regeneration within the Black Country. Development of the site would also result in the loss of agricultural land, the quality of which is currently unknown. Traffic impacts on the A461 and subsequent detriment to amenity cross boundary upon the village of Stonnall and surrounding hamlets would need to be fully explored.

Lichfield District Council welcomes a continuing dialogue with Walsall Council as the Allocations document progresses.

Yours faithfully,



Neil Cox
Planning Policy Manager

David Elsworthy
Head of Planning and Building Control
Regeneration Directorate
Walsall Council
Civic Centre
Darwall Street
Walsall
WS1 1DG



Sandy Urquhart
Planning Policy
Walsall MBC
The Civic Centre
Walsall
WS1 1TP

Please ask for: Ed Fox
Direct Dial: (01902) 696418
Email:
e.fox@sstaffs.gov.uk

24 July 2013

Dear Sandy,

South Staffordshire Council response to Walsall MBC's Site Allocations Document – Issues and Options.

I can now confirm that our comments on your Site Allocations Issues and Options consultation has now been subject to our Member process for agreement, therefore please accept the following as South Staffordshire Council's final response:

Chapter 4: Land for Industry

It is evident from the Site Allocations Document (SAD) that Walsall face substantial challenges in meeting their employment targets – in particular for high quality employment – as set out in the Black Country Core Strategy (BCCS). In total, the BCCS sets out a requirement for 336ha of high quality employment land within the Borough by the end of March 2026. Taking existing high quality sites into account this equates to a requirement to find 49ha of high quality sites between 2012-2016, and a further 168ha of high quality land between 2016-2026. In meeting these high quality targets Walsall's strategy is to convert low quality sites (those identified as having potential to become high quality) into high quality sites. Whilst the principle of this approach is strongly supported, there are concerns that constraints on some sites could render them unattractive to the market and therefore undeliverable. Discussions with officers from Walsall confirm that they intend to undertake further evidence gathering on the deliverability of sites. This is welcomed, and considered essential to ensure that Walsall can plan for a sufficient supply of high quality employment sites.

The Council also has to aim to meet, and maintain, 46ha of vacant land that is readily available for industry, to comply with BCCS policy EMP4. The SAD options relate to where to find this land.

The primary option (Option 1) put forward in the SAD for addressing this gap is to find land within the existing supply. Option 2 looks at other brownfield sources that are not presently in the industrial supply. Option 3 looks at open space and greenfield sites. Option 4 looks at potential Green Belt opportunities. Whilst the principle of this sequential approach is supported, there are concerns that many of the constraints on these sites (including severe ground contamination and flood risk) could render them unattractive to the market and therefore undeliverable.



While this is an early stage of the process, the SAD notes that there is some doubt that providing the requisite land through Option 1 is achievable.

There are also concerns that Option 2 and 3 (using other land types within the development boundary for new employment) would provide insufficient land to meet the readily available target. It is strongly supported that Green Belt release (Option 4) to meet the employment requirements is proposed as the last resort; however South Staffordshire Council and Walsall MBC should work collaboratively to consider whether Green Belt release is still necessary to meet the Core Strategy employment targets. The SAD expresses concern that development in the Green Belt may cause an outflow of investment from the regeneration corridors. It is therefore welcomed that Walsall MBC intend to carry out further research and analysis on employment land and the potential of Green Belts sites to accommodate high quality employment, and presumably, the impact sites coming forward in the Green Belt would have on the existing supply.

Given that employment (particularly high quality employment) is a cross boundary issue where some of the employment needs of Walsall residents will be met outside the Borough (and vice versa), there is a need for the Council to consider implications of the Walsall SAD for the District. It may be the case that some of Walsall's employment needs can be met outside the Borough without the need for Green Belt release or harm to either their strategy, or South Staffordshire's Core Strategy, and this needs to be explored further.

South Staffordshire Council's recently published Employment Land Study recognised that South Staffordshire is not isolated from other areas of the region and suggested a further study be undertaken that examines the high quality employment needs of the Black Country, and deriving from this, whether there is evidence to support 'modest extensions' to one or more of the District's Four Freestanding Strategic Employment Sites. Under the Duty to Co-operate, and as part of its consultation process, Walsall MBC has started to discuss the cross boundary implications of its SAD with our officers, including any effect on the South Staffordshire SAD process. Both authorities have agreed to collaborate in data gathering and research, particularly as regards shared issues around employment land. This will include an input into South Staffordshire Council's proposed ELS follow-on study, which will need to take into account sub-regional implications. Such a proactive approach is considered necessary if we are to see significant and continued inward investment in the sub region, as well as getting the right balance to ensure a sustainable development pattern.

With this in mind, and assuming it is deliverable, this Council favours Employment Land Option 2 as the most suitable way for Walsall Council to meet Core Strategy objectives related to the regeneration of the Metropolitan Borough, and using land most effectively. Option 4 (Green Belt employment release) should be relied on only as a last resort and should be clearly justified through the evidence. Again, the employment work that both Walsall and South Staffordshire have agreed to engage in will help to arrive at the best option for Walsall, and, by implication, the Black Country and South Staffordshire.

[Cannock Chase SAC](#)



Walsall MBC is part of the Cannock Chase SAC partnership and is urged to continue to engage with the other partners in determining appropriate measures to mitigate harm to the SAC.

Yours sincerely

Ed Fox
Assistant Local Plans Officer



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Walsall Town Centre Action Plan and Site Allocation Documents

Thank you for your consultation on these documents. As far as Archaeology and the Historic Environment are concerned the chief importance is that development proposals are dealt with in line with national and local policy as defined in:

- National Planning Policy Framework (2012)
- Historic Environment Practice Guide (2010)
- Black Country Core Strategy (2011)
- Walsall UDP (2005, 2011)

Particular HE policies are as follows:

NPPF: paragraphs 58, 126-141, 156, 169-170, 184. 128 emphasises the need for the applicant to describe the significance of any heritage assets affected, including, if necessary, through commissioning field evaluation. The mention of the need to consult the historic environment record 'as a minimum' by implication commits the local authority to maintaining, directly or indirectly, a HER.

Historic Environment Planning Policy Practice Guide: this document, prepared to accompany PPS5: Planning and the Historic Environment (2010) has been retained for use with the NPPF until it is replaced by new guidance (Taylor Review 2012). Policy HE2, para 28 specifically states that *All local authorities [should] have access to a Historic Environment Record*

Black Country Core Strategy: Policy ENV2

Walsall UDP: Policies ENV 25, 26

Mike Shaw, Walsall Council Archaeological Adviser, 13.5.13

Anonymous

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on ("Choices sites"), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
OS 3044	Agree that retention for as extension to nature reserve is appropriate. Many unusual birds, bats, newts and other wildlife. Also its retention in Green Belt.
CH 12 CH 34 CH 32	Disagree that these should be developed for housing. Both sites go over ridge line into green belt. Current boundary is logical as limit of development. Housing should be supplied on redeveloped industrial sites, or edges of town centres given reduction in st demand for shops.

Attwell Peter

From: [REDACTED]
Sent: 22 April 2013 20:51
To: Morris John; LDF@walsall.gov.uk
Subject: Re: Consultation on Walsall Town Centre Area Action Plan and Site Allocation Document (Issues and Options)
Attachments: image001.jpg

Hello John, I hope all is well, thinks you will be aware if we cannot get local work carried out for many years what's the point of reading or listening to the below action plan if problems are not resolved locally, I believe you have passed the information on to Messrs Stone and others, we as rate payers deserve suitable answers. What do you think? It's a responsibility of the council to return a meaningful reply under the citizens charter. Could you also ask for signs to be erected in our **Chester Road** service area **The Grass Verge From 253 up to 201 Dog Owners still fail to remove Droppings, occupiers are continually cleaning the extrament up**

-----Original Message-----

From: Morris John MorrisJohn@walsall.gov.uk
 To: Morris John <MorrisJohn@walsall.gov.uk>
 Sent: Mon, 22 Apr 2013 11:55
 Subject: Consultation on Walsall Town Centre Area Action Plan and Site Allocation Document (Issues and Options)

Dear Sir / Madam,

Planning 2026: Have Your Say

Walsall Council is working on two important plans that will shape the future of Walsall. We are seeking your comments on the first stage of consultation - called 'Issues and Options' - that **starts on Monday 22nd April 2013 and ends on 3rd June 2013**. You have been contacted because you have either been identified as having a potential interest, or have asked to be consulted. If you do not wish to be contacted about these plans in the future please tell us using the contact details below.

What Are The Plans?

Walsall Site Allocation Document

The Site Allocation Document Issues and Options Report asks questions about sites that have been, or might be, identified for new housing, employment and other land uses such as community and leisure facilities or public open spaces.

Walsall Town Centre Area Action Plan

The Walsall Town Centre Area Action Plan Issues and Options Report asks questions about the allocation of sites for new shops, leisure facilities, and offices, as well as proposals for improvements to other aspects including transport, design and the environment.

How Can I Get Involved and Where Can I View The Documents?

All Issues and Options documents are available to view and download online at www.walsall.gov.uk/planning_2026 and paper copies will be available to view in your local library and the First Stop Shop in Walsall Civic Centre, Darwall Street. Forms will be available for you to give us your comments.

You can also come and talk to us at a number of events throughout the consultation period:

- Walsall Market, Walsall Town Centre during the day on **Tuesday 30th April**
- Walsall First Stop Shop Bus at Darlaston and Willenhall on **Tuesday 7th May** and Bloxwich and Brownhills on **Wednesday 8th May**
- Family Fit'n'Fun Day at Oak Park Leisure Centre on **Saturday 11th May**

- ‘Planning 2026: Have Your Say’ event at Walsall Council House **6pm on Wednesday 15th May:**
 - We will provide an introductory presentation of the consultation and ask for your views on key matters; and
 - We will be holding a Question and Answer session at this event, so if you would like to attend or have questions you would like to be answered on the night please register your interest and submit your questions to LDF@walsall.gov.uk.
- Walsall First Stop Shop Bus at Aldridge on **Wednesday 22nd May** ([Anchor Road, opposite the police station](#))
- ‘Create@48’, Saddlers Centre, Walsall during **20th to 25th May** – see website for details of times and events
- Further information and weekly questions will be posted on our brand new WordPress site at www.WalsallPlanning2026.co.uk and Facebook page called ‘Walsall Planning 2026: Have Your Say’. Links will also be sent via Twitter using hashtag #Walsall2026.

Further details about the events and how to get involved can be found at www.walsall.gov.uk/planning_2026 or by contacting us using the contact details at the bottom of this email.

Our Response to Call for Sites

We need to identify sufficient land that is suitable and potentially available for new development, including land for housing, employment and other land uses. A number of sites were proposed in 2011 and 2012 by landowners, developers and others with an interest in the area. These submissions, along with our initial responses have been published on our website and can be found at www.walsall.gov.uk/planning_2026. The proposals represent ideas that have been put to the council and this is your opportunity to comment on them.

You can submit additional sites for us to consider between **22nd April 2013 and 31st December 2013** using the form on the above web page.

Contact Walsall Council’s Planning Policy Team

Please contact us if you have any queries or require the documents to be provided in an alternative format.

Email: LDF@walsall.gov.uk

Telephone: 01922 658020

Kind Regards,

Sent on behalf of David Elsworthy, Head of Planning and Building Control.

Michael Brereton
 Planning, Monitoring and Delivery Officer
 Planning and Building Control
 Regeneration Directorate
 Walsall Council
 Civic Centre
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 Walsall WS1 1DG

Email: breretonm@walsall.gov.uk

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Fax: 01922 652670

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From: [REDACTED]
Sent: 03 June 2013 08:50
To: LDF@walsall.gov.uk
Subject: Planning proposal 2026 ch27

Sent on behalf of [REDACTED] and [REDACTED] sandwell avenue darlaston [REDACTED] Moxley road and [REDACTED] Bradshaw avenue

Regarding the above proposal we wish to strongly object to the proposal to develop land on site reference 27 the former moxley tip. There are so many unused industrial sites already in existence in this area such as the central logistics building on the black country route that has been empty since it was built five years ago as well as many former factory sites derelict or just empty. Surely in an area where green open space is at a premium and health inequalities are high it would be better to utilise all existing industrial sites rather than destroy more open green space when we have already lost half of our park to the grace academy. This area needs investment in all aspects of its profile if we are to gain the reduction in health and economic inequalities desired across the borough. This means investment in peoples health and wellbeing making darlaston a good all round place to live and work giving people pride in the area and develop a sense of community not just using it as a dumping ground for things the rest of the borough does not want and further alienating and disengagement of the residents of this under privileged area. Please allow us to register our strong objection to this

Thank you

Sent from my HTC

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on ("Choices sites"), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
Choice Site CH68	<p>Safety of the children whilst building the houses would be, and is a real concern, due to transport, lories vehicles going down the narrow, Pennine Way.</p> <p>Also safety of children once built, too many cars going past the school to the housing estate.</p> <p>land next to or opposite school would benefit from a car park for staff and parents, and houses opposite the school.</p>

Businesses

Contact Details**First Name** Philip**Surname** Garner
(Director General)**Organisation / Company Name**
Confederation of UK Coal Producers (CoalPro)**Address** Confederation House
Thornes Office Park, Denby Dale Road
Wakefield**Postcode** WF2 7AN**Email Address** admin@coalpro.co.uk**Phone Number** 01924 200802**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input type="checkbox"/>	Local Authority	<input type="checkbox"/>
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc	<input type="checkbox"/>
Developer or Investor	<input type="checkbox"/>	Public agency / organisation	<input type="checkbox"/>
Landowner	<input type="checkbox"/>	Statutory Consultee	<input type="checkbox"/>
Planning Agent or Consultant	<input type="checkbox"/>	Charity	<input type="checkbox"/>
Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	<input type="checkbox"/>

Community or other Organisation	X		
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9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. M:Q4	Comments
M: Q1	Yes.
M: Q2	No.
M: Q3	Yes.
M: Q4
M: Q5	Yes.
M: Q6	Yes.
M: Q7	Yes.
M: Q8
M: Q9
M: Q10	Possibly required, the option should be facilitated.
M: Q11	<p>Health: noise screening and security fencing to prevent trespass.</p> <p>Environment: Dust and other particulates to be suppressed with operating schemes but should not be an issue.</p> <p>Business: Increased local cash flows from local employment directly on sites but also local companies, e.g. small engineering and plant suppliers/repairers, and hauliers should see increased turnover.</p>

Contact Details**First Name: Gerald****Surname: Owen****Organisation / Company Name: Cory Environmental****Address: Units 3-6, Greyfriars Business Park, Frank Foley Way, Greyfriars,
Stafford****Postcode: ST16 2ST****Email Address: gowen@coryenvironmental.co.uk****Phone Number: 01785 251555****Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business	X	Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

8. Waste Management

This chapter covers future requirements for waste management infrastructure. It is a key objective of existing local and national policy that the amount of waste produced should be reduced, and that as much value as possible should be recovered from unavoidable waste. Local plans are expected to play a role in this, by making provision for the infrastructure required to make this happen. We therefore need to identify locations in the borough where new recycling and recovery facilities could be developed, and allocate sites where such projects are expected to be delivered during the plan period. We also need to safeguard “strategic” waste management sites, which provide most of the borough’s existing waste management capacity, from other development that could compromise their continued operation.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. W:Q3	Comments
W:Q1	<p>Within ‘(b) Safeguarding Walsall’s Existing Waste Infrastructure’ it would be helpful to recognise time limits are placed on the life of existing consents, notably for landfill sites. Reducing inputs (with increasing landfill diversion) has the effect of extending the life of these sites; in order to safeguard and deliver the permitted void to meet future disposal needs through the Plan period there should be a positively worded policy supporting the principle of extending these time limits.</p> <hr style="border-top: 1px dashed orange;"/>
----- W:Q3C, W:Q6 and W:Q7	<p>We welcome the intention to take forward of the approach in the BCCS of safeguarding existing waste disposal and recovery infrastructure, in particular the Strategic Sites, as these will be key to the delivery of a significant element of self-sufficiency and achieving the proximity principle in the management of waste. We also welcome the recognition that, notwithstanding the planned diversion of waste away from landfill, there will always be some residual waste that requires disposal and there is a need to make provision for landfill capacity, where suitable sites exist.</p> <p>We note the comment at the foot of page 165 that although the BCCS evidence base indicates the landfill capacity could run out during the Plan period, given the likelihood that more waste will be diverted away from landfill the planned landfill capacity should be sufficient. The implication of this is that with</p>

	<p>reduced inputs each of the planned landfills will last longer. The Strategic Sites form an important and significant element of this planned landfill. However, to ensure the permitted capacity provided by the planned landfills is available and deliverable, it may be necessary to extend their life beyond that originally planned.</p> <p>This situation is directly applicable to our own landfill site at Highfields South. Here, inputs were restricted for the first 2 years of its operational life. Subsequently there have been lower than expected inputs due to both the economic downturn and the increase in recycling rates. This means that, to deliver and make full use of the permitted landfill capacity of this Strategic Site, additional time will be needed to complete the landfill operation.</p> <p>The 2nd para on page 166 of the Issues and Options Report recognises that our Highfields South site still has significant capacity but that it could take longer than the permitted timescale (late 2016) for this to be completed to the approved levels. This is correct. The availability of this Strategic Site's landfill capacity during the Plan period will be dependent upon there being additional time to complete the site, and so deliver the air space needed to meet the area's on-going disposal needs.</p> <p>In order to positively plan for this situation we would request inclusion of a policy to the following effect:</p> <p>Policy X: Safeguarding existing waste management capacity for landfill <i>“Existing operational and consented waste management sites will be expected to remain in waste management use in order to maintain essential waste management capacity. Extensions of time will be granted for the use of existing operational landfill capacity subject to:</i></p> <ul style="list-style-type: none">• <i>The design of the site being capable of accommodating the type of waste proposed; and</i>• <i>There being no ongoing significant cumulative impacts on amenity and environmental quality.”</i> <hr/>
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9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. M:Q4	Comments
M:Q4A	<p>We welcome the intention to safeguard important mineral resources to prevent their sterilisation, including as appropriate "prior extraction".</p> <p>Our site at Highfields South Quarry and Landfill still contains a small reserve of the nationally and locally important Etruria marl, which is extracted for use by the local brickworks. It had been intended to extract all the remaining reserve for the brickworks by the end of 2013 but the downturn in demand from the construction industry for bricks has resulted in there now being unworked reserve remaining at the site. This reserve will continue to contribute to the supply of brick clay in the local area during the early stage of the Plan period, beyond 2013, reducing reliance on imports and extending the period before which the brickworks are likely to run out of locally sourced Etruria marl. We ask that it be acknowledged in the SAD text that Highfields South contains a small reserve of Etruria marl that is safeguarded for the foreseeable future until reserves are worked, albeit we recognise that adding the site as a formal plan-based allocation at this stage would be disproportionate to the small amount of reserve (and lifespan) remaining at the site.</p> <p style="text-align: center;">-----</p>
M:Q8D and M:Q11C	<p>Planning conditions that serve to limit the lifespan of a mineral extraction can hinder delivery of the reserve. Our Highfields South site is an example, where the permission requires mineral extraction to have ceased by October 2013 – a date by which we expected the reserve to have been worked but due to the state</p>

	<p>of the economy and consequent reduced demand for bricks, this has not materialised.</p> <p>In order to positively plan for the delivery of consented reserves we request inclusion of a policy to the following effect:</p> <p>Policy X: Safeguarding existing minerals <i>“Existing operational and consented mineral working sites will be expected to remain in extractive use in order to maintain supplies to consumers. Extensions of time will be granted for the continued use of existing operational mineral workings subject to there being no ongoing significant cumulative impacts on amenity and environmental quality.”</i></p> <p>-----</p>
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Any other comments...

Updated information as follows:

1. Chapter 8, page 153, 3rd Paragraph: In addition to the Vigo/Utopia site recovering energy from waste, a similar plant has now been installed and under commissioning at out Highfields South landfill (see also 3rd para, page 163; Table 8.5 Site ref WS10 (Facility Type); Appendix 8A, Table 1, Site refs WS10 and WS15 (Preferred Uses by Council); and Appendix 9A, Table 5, Site ref MP6).
2. Appendix 8A, Table 1, Site ref WS10 Key Issues Summary:
 - the Highfields South landfill became fully operational in mid 2010, not 2009 as stated;
 - the estimate of inputs stated, which correctly reflects the planning application documents, has been reduced as a consequence of the effects of both the recession and increased recycling rates upon inputs to the landfill; and
 - as a consequence of reduced demand for brick from the construction industry there will remain minerals to be extracted for use by the local brickworks beyond October 2013 (this latter point also applies to Appendix 9A, Table 5, Site ref MP6 Key Issues Summary).
3. Appendix 8A, Table 1, Site ref WS15 Key Issues Summary: the Vigo/Utopia site restoration is still underway, due to the absence of sufficient quantity and quality of restoration soils, but is planned to be completed as soon as sufficient restoration soils have been sourced – it will then enter the aftercare period.

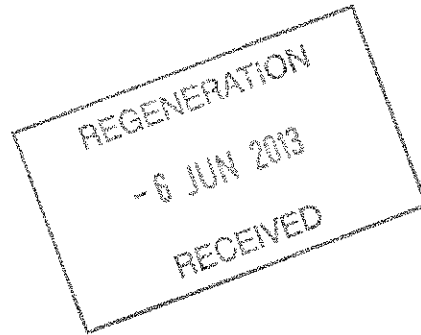
Email: clare.lucey@dtz.com
Direct Tel: 0121 697 7373
Direct Fax:

Your Ref:
Our Ref:

DTZ
1 Colmore Square
Birmingham
B4 6AJ

28 May 2013

Planning Policy
Walsall Council
Civic Centre
Darwall Street
Walsall
WS1 1TP



Dear Sir/Madam

ROYAL MAIL GROUP REPRESENTATIONS:

WALSALL SITE ALLOCATIONS – ISSUES AND OPTIONS CONSULTATION (2013)

We are instructed by Royal Mail Group Ltd (Royal Mail) to submit representations to the Walsall Council Site Allocations Issues and Options consultation (2013)

Background

Royal Mail, formerly Consignia plc, is the successor to the former statutory corporation, The Post Office. Although its management operates independently, Royal Mail is wholly owned by the Government through the Secretary of State for Business, Innovation and Skills. Its services are regulated by Ofcom. Its letters business, Royal Mail, is the operator of universal postal functions through the Royal Mail letterpost delivery and collections services, handling letters, postal packets and high value (registered) packets. Royal Mail Group also operates Parcelforce Worldwide, which is a parcels carrier. Post Office Limited (a “sister” company to Royal Mail) operates the national network of post offices and sub post offices.

The United Kingdom letter post business has been fully liberalised since the Postal Services Act 2000 and Royal Mail now operates in a highly competitive market place. As such, it effectively operates like any other business and is continually seeking to find ways to improve the efficiency of its business (e.g. increased automation) and respond to the changes in communications technology (e.g. email and internet). Put simply, the nature of the mail industry has, and continues to change and Royal Mail’s real estate needs to respond accordingly.

Royal Mail Properties

Royal Mail has a statutory duty to provide efficient mail sorting and delivery for Walsall Council’s administrative area. Royal Mail’s collection and delivery service for Walsall is provided from the following properties:

- Walsall Hatherton Street vehicle park, Hatherton Street, Walsall WS1 1AA (3172)
- Walsall Delivery Office/Crown Office, Darwall Street, Walsall WS1 1AA (1299)
- Cannock Delivery Office, Beecroft Road, Cannock WS11 1LE (1302)
- Aldridge Delivery Office, Northgate, Walsall WS9 8QE (1300)

Of these, Royal Mail own the freehold of Walsall Hatherton Street, Walsall Delivery Office/Crown Office and Cannock Delivery Office.

Royal Mail wish to emphasise the need to protect these sites from development that may adversely affect mail services provided from them and that should any land surrounding Royal Mail's sites be redeveloped, it would be vital that any new uses be designed and managed so that they are both cognisant of and sensitive to Royal Mail's operations.

This approach accords with adopted Government guidance set out in the *National Planning Policy Statement (NPPF)* (March 2012) which advises that local planning authorities should help achieve economic growth by planning proactively to meet the development needs of business and support an economy fit for the 21st century. The *NPPF* also advises that local planning authorities should support existing business sectors, taking account of whether they are expanding or contracting. It also states that policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances (Paragraphs 20-21).

Each of the Royal Mail properties identified above are operational, and it is important that any proposals that come forward ensure that Royal Mail's operations will not be prejudiced and they can continue to comply with their statutory duty to maintain a 'universal service' for the UK pursuant to the Postal Services Act 2000.

Royal Mail has a statutory duty to provide efficient mail sorting and delivery for Walsall Council's administrative area. As such, they are keen to be informed about plans for strategic levels of growth which may be provided within the proposed Site Allocations DPD.

Significant levels of growth may place a significant burden on the existing Delivery Offices and as a consequence, it is possible that Royal Mail may require a new Delivery Office to handle the additional deliveries that will result from the planned growth.

As a statutory provider, Royal Mail may require the allocation of a new site for a new Delivery Office or developer contributions through S106 of the Town & Country Planning Act or Community Infrastructure Levy (CIL) as a valid recipient of infrastructure funds.

Royal Mail will continue to closely monitor plans for growth around Walsall and would welcome further discussion with the Council on the delivery of new infrastructure as the plans evolve.

We request that Royal Mail is consulted on the forthcoming consultation on the Site Allocations DPD. All correspondence for Royal Mail should be sent to DTZ.

Yours Sincerely

Clare Lucey
Senior Consultant, Development Consulting

Contact Details

First Name

Surname

Organisation / Company Name Downes Property Ltd and Mr. Adams, c/o JVH
Town Planning Consultants

Address Houndhill Courtyard, Houndhill, Marchington, Staffordshire

Postcode ST14 8LN

Email Address office@jvhplanning.co.uk

Phone Number 01283 820040

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant	X	Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
	<p>The Black Country Strategy was adopted in February 2011 and relied on the Work undertaken for the WMRSS. Recent demographic work has shown that increasing populations in urban centres mean that the older projections are out of date and that the housing provision needs up dating to take account of increased needs [this is the case in Birmingham for example where the City have taken the decision to look at releasing green belt land in the Sutton Coldfield area for up to 10,000 new homes]. The sites document should be undertaken with this in mind; that a review of the strategy and a joined up approach with neighbouring districts will mean that new sites will need to be released and they should be identified during this sites allocation process.</p>

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. HO:Q4	Comments
HO:Q10	<p>Do you agree with our initial assessments of the potential housing sites, including those in the SHLAA and those that have been submitted through the “Call for Sites”? Do you support or have information about these?</p> <p>We do not agree with the analysis of sites CFS29 and CFS30, Bosty Lane, Aldridge in the ‘Call for Sites Assessment, council response, April 2013’.</p> <p>As per the Walsall Strategic Housing Land Availability Assessment [SHLAA], June 2012 Walsall Council are required to deliver a residual figure of 8,671 dwellings from 2006 - 2026 and Walsall should look at releasing green belt sites in suitable locations for housing. It is not realistic to expect these dwellings to be solely built on previously developed land as this is unattractive to the industry due to high associated costs of developing previously developed land and the prevailing market conditions. Therefore Walsall should improve the land supply by releasing new deliverable green belt sites.</p> <p>Both sites [CFS29 and CFS30, Bosty Lane, Aldridge] are on the edge of the settlement [Aldridge] and are in a sustainable location, approximately 1.5 kilometers from Aldridge town centre.</p> <p>There are numerous bus stops on Bosty Lane in close proximity to both sites, allowing accessibility to both Aldridge and Walsall and the surrounding area.</p>

	<p>The mix of housing types, requirements for the provision of open space, play facilities, education and healthcare facilities would be taken into account during any planning application stage, as per the Black Country Core Strategy and the UDP. These are green field sites which are able to deliver the planning requirements of the Core Strategy, including affordable homes and remain viable development prospects unlike many previously developed sites. Neither sites are within Flood Zones nor are there any other technical reasons why they cannot be delivered.</p>
HO:Q15	<p>Which option or mix of options do you prefer and why? What evidence do you have to support this option?</p> <p>We support housing option 3, concentrating new housing development on green field sites. Potential housing sites that are included in the green belt [but are on the inner edge of the green belt and the edge of settlement] should be considered where it is apparent that the site is in a sustainable location. This is identified at paragraph 84 of the National Planning Policy Framework: Local Planning Authorities “should consider the consequences for sustainable development of channelling development towards urban areas inside the green belt boundary, towards towns and villages inset within the green belt or towards locations beyond the outer green belt boundary”.</p> <p>Sites in this type of location are sustainable as they are in close proximity to existing services and facilities in the adjacent town.</p>
HO:Q16	<p>If the preferred option does not result in sufficient land to accommodate the number of new dwellings we need to accommodate, are there any other possible options? For example, should we consider allowing development on the Green Belt if there is insufficient land elsewhere? Or should we require housing to be built to higher densities elsewhere?</p>

	<p>As per 'Table 7 – Housing Land Supply by Local Authority' in the adopted Black Country Core Strategy, between 2006 and 2009 Walsall's net completions were 254. The overall annual requirement for net dwellings, as per table 7, is 598. Therefore it is apparent that, during the first 3 years of the Core Strategy, Walsall Council significantly underperformed in terms of delivering new dwellings. The latest available Annual Monitoring Report 2010-2011 [AMR] is out of date and therefore it is unclear what the current dwelling supply position is.</p> <p>The trajectory referred to in the Walsall Strategic Housing Land Availability Assessment [SHLAA], June 2012, is flawed on the basis that it identifies that 921 dwellings per year should be completed in the last 5 years of the plan period [which is almost double the targets for 2006 – 2016 and 2016 – 2021]. That is considered to be a totally unrealistic target for the end of the plan period and the trajectory as set out merely serves to shift the problem of delivering homes to the end of the plan period instead of tackling the problem now. Other than the anomalous year of 2009/10 (when the completions were skewed due to 2 previous negative years) the completions since the beginning of the plan period have never reached 921 dwellings and it is important to remember that the first few years of the plan period were during a housing boom so it is highly unlikely that if those sort of figures were not delivered in a boom, that they will be delivered in the future. This is the wrong approach considering that the Core Strategy table 7 identifies the need for approximately 600 new homes per year.</p> <p>We consider that Walsall Council need to release green field sites and that the release of green belt land is important to improve the land supply [and development in the green belt should be considered on site specific merits]. It is unrealistic to put an annual requirement of 921 dwellings at the back end of</p>
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	<p>the plan period, especially considering that Walsall Council have never achieved 921 dwellings per year [other than the anomalous year of 2009/10, see above].</p> <p>Serious consideration should be given to potential housing sites that are on the inner edge of the green belt and where they are near to existing settlements and are in a sustainable location.</p> <p>Increasing densities is not an appropriate response as apartment developments are out of favour with the housing market and developers, who can't sell apartment buildings, and apartments do not provide family homes or appropriate housing for the future.</p>
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12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
SCC:Q2	<p>Do you agree with our initial response to the Call for Sites submissions? If not, why not?</p> <p>No, we do not agree with Walsall's initial response to sites CFS29 and CFS30. We maintain that both sites are suitable for residential development as they are on the edge of the existing settlement Aldridge and are in a sustainable location.</p>
SCC:Q3	<p>From the list of sites we have identified as ‘Choices Sites’, do you have any views about which use(s) you would prefer? Please provide any evidence to support your views.</p> <p>We prefer sites CFS29 and CFS30 for residential development. Both sites are readily deliverable and are in a sustainable and logical location. It would be logical to alter the green belt boundary at this location to exclude sites CFS29 and CFS30 to allow for this policy restraint to be lifted.</p>



Planning Policy,
Planning and Building Control,
Walsall Council,
Civic Centre,
Darwall Street,
Walsall
WS1 1DG

3rd June 2013

Our Ref: 11/1317

Dear Sir/Madam,

PUBLIC CONSULTATION OF THE CALL FOR SITES – LAND TO THE WEST OF CLARKES LANE (A462) AND TO THE EAST OF CHARLES STREET

On behalf of my Clients, Acornford (Kensington) Ltd, please find attached a completed "Have Your Say" Response Form. This correspondence follows earlier representations made in November 2011 regarding the above site (your site ref: CF 28).

The attached sets out a detailed response on the Council's initial response to the call for sites, as well as other specific policy areas. However, we feel compelled to attach this letter as cover to the representations to express our significant concerns regarding the Council's initial response and approach to our earlier representations. These set out clear and reasoned justification for our proposals at the site, including as based on the Council's own evidence base.

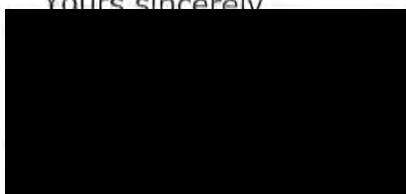
Moreover, my Client's proposals will result in a multi-million pound investment to Willenhall, facilitating both significant job creation as well as securing the long term future of a failing industrial area, which the Council's own evidence base recognises is, at best, only of 'local' significance. Further, my Clients have also chosen to promote the site on a plan-led basis, making proper submission at the appropriate time that would enable it to be delivered in a co-ordinated fashion and complementary to other objectives and aspirations of emerging policy. In this context, it is therefore particularly frustrating that the Council's initial

response has been to dismiss it, giving no more than cursory reasons for doing so and failing to justify why it would not meet policy aspirations or their own evidence base.

Our representations confirm the Council's approach is not supported by the NPPF, including that there is no justification to simply re-allocate the site for employment purposes, especially when the reality is the site's long term future for such purposes will simply not be secured without intervention. Further, notwithstanding that retail proposals in 'out-of-centre' locations are confirmed as acceptable where they comply with the sequential approach and would not result in significant adverse impacts, the proposals are an opportunity to create a new district/local centre to complement the established hierarchy of centres. Consequently, rather than significant adverse impact, it is clear the proposals offer considerable benefits.

I realise the latest representations relate to the Council's initial response and accordingly trust that our continued commitment to investing in Willenhall is recognised going forward. I look forward to confirmation of receipt of these representations and trust these can be incorporated within any future Site Allocations document. In the meantime, please do not hesitate to contact me directly should you wish to discuss any aspect of the above or attached further.

Yours sincerely



Alastair Close

PLANNING POTENTIAL

Contact Details

First Name: Alastair

Surname: Close

**Organisation / Company Name: Planning Potential (on behalf of Acornford
(Kensington) Ltd**

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Email Address: Alastair@planningpotential.co.uk

Phone Number: 0207 357 8000

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
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Landowner		Statutory Consultee	
Planning Agent or Consultant	X	Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	

Community or other Organisation			
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4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
IN:Q5	<p>Prior to assessing the question in detail, it is useful to consider the wider context in which the Council's existing approach to industrial areas sits.</p> <p>Since our submission to the "Call for Sites" consultation in 2011 national planning policy has changed significantly with the adoption of the NPPF, which encourages sustainable development and economic growth. Paragraph 22 of the NPPF states that "where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities." This statement should be applied when assessing the potential, or otherwise of potential employment sites, especially where this is not of a strategic nature and sits on the periphery of a historic (not heritage) industrial area</p> <p>Furthermore, paragraph 21 of the NPPF states that "policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances."</p> <p><u>Should any industrial employment land be identified as eligible for release to other uses? If so, where?</u></p> <p>Yes.</p> <p>Land West of Clarkes Lane and East of Charles Street, Willenhall, as set out in our representations dated November 2011 and clarified and expanded in our latest submissions.</p> <p>The Council indicate a preference for this land to be retained as 'employment' use, albeit in order to meet this aspiration it is essential to</p>

	<p>allow greater flexibility, pragmatism and, moreover, realism in terms of allowing a more efficient and effective use of the site.</p> <p>The site currently does not meet modern standards and is not compatible with the emerging aspirations of the surrounding Ashmore Lake area. In terms of regeneration, the site must be promoted to contain uses which would be more complimentary to the surrounding area, as well as generating necessary value to reinvest in the area. Although a proportion of the site is still in use the facility is dated and in need of investment. Without this it will simply fail.</p> <p>Our submission for a mixed use development will enable this to happen and provide greater employment density than the current B2 and B8 uses.</p> <p>The site in question is identified as part of the Ashmore Lake industrial area in the ELR Volume 2 (2012), however the site is located on the periphery of this area and therefore retail use on the site would not affect its industrial character. The site is identified as an Employment Area of Local Quality by the Employment Land Review. This demonstrates that the site is of low quality, and therefore it is essential for greater scope and flexibility to be applied when considering the continued employment designation of the site. Furthermore, the ELR (2012) identifies two areas, also on the edges of the Ashmore Lake area, which it recommends for release from an employment land designation. This demonstrates that the principle of re-designating employment land in the area is supported.</p> <p>Policy EMP2 of the BCCS states that some employment generating non-B Class uses will be permitted in actual and potential strategic high quality employment areas, where they can be shown to support, maintain or enhance the business and employment function of the area. This policy therefore demonstrates that the Council acknowledge that employment generating non-B Class uses are acceptable in designated employment areas. Indeed, Policy EMP2 acknowledges that non-B Class uses can support, maintain and enhance the business and employment function of employment areas. This aspiration is directly met through the proposals for the site, which would facilitate both higher employment density, as well as much needed investment to enable modernisation.</p>
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5. Shopping and Services

This chapter looks at the key issues facing Walsall's shopping and services. It focuses on how the SAD can support and strengthen Walsall's centres. The chapter covers all centre uses, including retail, services, offices and leisure. It covers the current policy requirements, the different hierarchy of centres with a particular focus on local centres and looks at the issues around out-of-centre developments.

Walsall Town Centre is being considered through an Area Action Plan (AAP) that will be produced in parallel with the SAD. The District Centres will be addressed later by other plans. This SAD therefore focuses on town centre uses outside of these centres and seeks to provide policies that compliment concentrating investment in centres.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. SH:Q8	Comments
SH:Q7	<p>Prior to assessing the question in detail, it is useful to consider the wider context in which the Council's existing approach to out-of-centre development sits.</p> <p>Since our submission to the "Call for Sites" consultation in 2011 national planning policy has changed significantly with the adoption of the NPPF, which encourages sustainable development and economic growth.</p> <p>In their response to our original submission to the Call for Sites Consultation the Council have demonstrated a rigid and inflexible approach, and incorrectly stated that, as the site is out-of-centre retail use would be contrary to local and national policy.</p> <p>It is in fact the case that both the NPPF and Black Country Core Strategy support out-of-centre development where sequential and impact assessments can be satisfied. Paragraphs 24-27 of the NPPF set out the requirement for sequential and impact assessments to be provided for proposals in out-of-centre locations, and where an application satisfies</p>

both these assessments, it necessarily accords with the NPPF. Notwithstanding, this position is perhaps of relevance if assessing the merits, or otherwise, of an application proposals. However, in this instance, the submissions have patiently followed a planning process of promoting a site through the policy preparation process. In this respect, it is entirely legitimate for a policy allocation to identify a new local / district centre.

Are there are any new housing or employment sites that would result in the need for further town centre uses e.g. convenience retailing? Please see appendix 3a and 4a for the list of potential housing and employment land sites.

Our submissions promote the site at ‘Land West of Clarkes Lane and East of Charles Street, Willenhall’ for a mixed use development, including retail and employment uses.

The Employment Land Review (2012) recommends the release of land in the northern and southern parts of the Ashmore Lake Industrial Estate for residential development. Indeed, land at Clothier Street (approx. 600m west of our site) and Spring Lanes (approx. 200m north of our site) is listed within appendix 3a as potential housing sites to be allocated in the Site Allocation Document.

The current shortfall in retail provision for local residents within the surrounding area is already apparent and resulting in undesirable and unsustainable shopping patterns; this shortfall will only increase with the residential expansion of Ashmore Lake. Our client’s site, in this instance, located on the periphery of Ashmore Lake will provide the existing community, as well as future communities, with the retail provision required to meet the needs of local residents. In this context the proposals will help to deliver sustainable development in the area, creating a centre that would complement the existing hierarchy and meeting the objectives of the NPPF, which encourages a network of competitive centres.

Furthermore, Policy CEN2 of the BCCS states that there is potential for new local centres to be designated over the plan period. Policy CEN2 therefore demonstrates that the designation of a new local centre, such as the one that we are proposing, is acceptable in these terms.

As detailed in our previous submission and alluded to in Section 4 of this document, the mix of uses envisaged could provide around 200 jobs, far exceeding the current level of employment on the site. Our proposals, given the mixed use nature proposed, will allow for the creation of a complementary new local centre.

	<p>Moreover, the location of the existing retail provision is centred to the south-west with the nearest national retailer located approximately 1 km away. This uneven distribution has led to unsustainable shopping patterns and the proposal aims to address these issues by offering a modern neighbourhood centre that will counterbalance the existing unevenly distributed retail provision.</p> <p>The 2009 Black Country Retail Study recognises that Willenhall District Centre is currently performing well, with retail forecasts for global capacity in the Black Country estimating that there would be capacity for 33,892sqm net of additional convenience goods floorspace in 2011. Looking further into the future, this capacity is expected to increase to around 37,612sqm net in 2016 and 46,681sqm net in 2021. A significant proportion of this capacity is earmarked to be located in non-strategic centres (including Willenhall)</p> <p>As discussed in our original submission, the qualitative deficiencies are evident within both the immediate and surrounding area and the current lack of access to a range of services and facilities do not accommodate for the modern requirements of the local population. This, along with acknowledged deficiencies of the area in industrial employment terms, provides a compelling case for a more localised and sustainable mixed-use retail-led arrangement on the site.</p>
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12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
SCC: Q2 Site Ref: CF28	<p>We wholeheartedly disagree with the Council’s initial response. Our original November 2011 representations clearly set out sound and reasoned justification for the promotion of the site, including as based on the Council’s own evidence base. The cursory dismissal set out at Schedule 1 is wholly unsubstantiated, failing to demonstrate how or why the site’s allocation in the manner proposed would not accord with either policy objectives or, indeed, the Council’s own evidence base. Further, the dismissal fails to recognise the clear benefits the proposals would deliver, particularly sustainable economic growth, with is a core objective of the NPPF.</p> <p>If the site is to be retained, the Council’s own evidence suggests its only merit is as ‘Local Quality’ i.e. it is clearly not of sufficient standard to warrant protection as high quality strategic land that would deliver genuine ‘employment’ benefit from a B Use Class operation.</p> <p>Notwithstanding, we would question this approach, as the existing infrastructure and facilities clearly do not meet modern requirements and without urgent intervention the commercial reality is they will likely fail, meaning the site will be providing a significantly reduced and potentially negligible employment benefit. This is not in anyone’s interests. Further, the site also sits on the periphery of Ashmore Lake and is clearly not a core area that is fundamental to the success or otherwise of the estate’s employment (as in B1-B8 use)</p> <p>Indeed, the NPPF is clear that policies should avoid the long term protection of sites, especially where there is little prospect of the site being used for that purpose and that alternative uses should be considered.</p>

SCC:Q3	<p>In this instance, it is reiterated that the suggestions for the site propose a <u>mixed-use</u> solution. A retail element would help to facilitate either a higher quality of replacement use or retained and improved existing. However, this will simply not happen without necessary value being achieved in uses, including that would help to overcome wider constraints, such as remediation, which the Council accept is a potential issue on a number of historic industrial sites. Moreover, a mixed-use approach including retail would also help to achieve a higher employment density, thereby further enabling the site to make a greater employment contribution than it does at present.</p> <p>Further, there is also merit in retail use in its own right. Firstly, the Council are wrong to simply assume that as a site is 'out-of-centre' that it is therefore unsuitable for retail use. This is factually wrong, as the NPPF clearly allows retail uses that demonstrate compliance with the sequential approach and that wouldn't result in significant adverse impacts.</p> <p>Secondly, it is also respectfully submitted that the NPPF does not simply focus on existing centres, but rather encourages competition and growth. This in no way precludes the creation of new centres, such as could be achieved on the site and that would be more than acceptable in planning terms through an appropriate range of uses and quantum of floorspace that could be indicatively outlined in any allocation and secured in subsequent detailed planning application.</p> <p>Therefore, not only do we fully stand-by the original case as submitted, but respectfully submit that, for the reasons as further outlined in these submissions and endorsed by the NPPF, there is even greater case for allowing a mixed of uses, including retail, on Clarkes Lane / Charles Street site</p> <p>For the reasons outlined in this and our November 2011 representations, we fully support and endorse a more flexible approach at Clarkes Lane / Charles Street that would allow for mixed-use development, incorporating retail, including potentially as part of a new district / local centre</p>
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13. Delivery and Viability

The National Planning Policy Framework states that plans should be deliverable. The Black Country Core Strategy (BCCS) sets out the need to produce a Site Allocation Document to help deliver the sites and infrastructure needed to support the visions of the BCCS up to the end of the plan period (2026). This in many cases involves the re-development of former industrial sites for employment and other uses but a large proportion of these sites are affected by contamination and instability issues that can add significantly to costs and affect the viability of development. It may also be necessary to assemble parcels of land to provide an adequately sized site for development or to address infrastructure constraints such as the need to improve highway access. The BCCS requires arrangements to be made for the relocation of existing employment uses where employment sites are released for other uses.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. DV:Q3	Comments
DV:Q1	<p>We would wish to comment generally in respect of the Council's response / approach to delivery and viability. Whilst we note potential funding streams for site and infrastructure delivery (e.g. CPO, planning obligations, CIL etc.), it is important to note, as also recognised by the Council themselves, that a significant majority of potential sites will be delivered through private sector investment. Indeed, with regard to CPO specifically, unless and until; funding mechanisms are secured, resolutions to proceed with CPO are passed and Orders (including and dispute resolution and compensation) are made, this route cannot be relied upon for delivery of potential sites.</p> <p>This position reaffirms a point made throughout our submissions that the Council, including through forthcoming policies, are sufficiently flexible to secure deliverable development proposals. The position is more reinforced through an assumption that CIL and other contributions will be sought from development proposals. If these are made in the context of rigid policies, the reality is the private sector will be less inclined to pursue proposals. This is simply not in anyone's interests</p>

Community, Voluntary & Other Organisations

Hi Mike,

Re: Stencils Farm and Calderfields Farm

To pursue a policy of building additional housing in St Matthews Ward is a purely unacceptable proposal and will exacerbate an already fractious situation without the infrastructure to accommodate and support further development.

I strongly suggest when all brown field sites across Walsall have been explored and developed we then possibly look to green belt sites if there is still a shortage of housing.

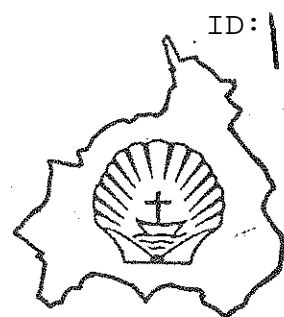
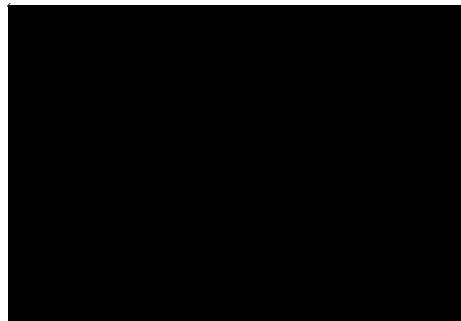
I know residents in St Matthews have also contributed to this consultation process in order for your department to make your judgement and I know that they are not in favour of the loss of our greenbelt.

I sincerely hope that you will give this your utmost consideration in order to preserve and protect our environment from future developments which will have serious implications on current lack of facilities.

Kind regards.

Suky Samra LLB (Hons)

CHURCHES
TOGETHER
IN
WALSALL



ID: 1686

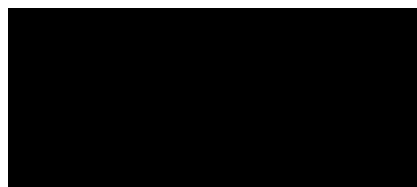
2.6.13

Dear Mike,

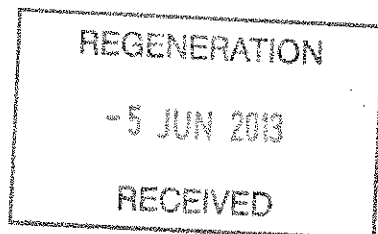
re Walsall Site Allocation Document

Enclosed are some thoughts on this substantiated report and various appendices which I've read. Because of time constraints, I have been unable to undertake satisfactory consultation. This response therefore may be rather sketchy. On the Walsall Town Centre Area Action Plan I am responding on behalf of the Walsall Town Centre Ministry and that submission is more detailed.

Yours sincerely



Convenor



Contact Details

First Name PATRICK

Surname KELLY

Organisation / Company Name CHURCHES TOGETHER IN WALSALL
(also WALSALL MULTI FAITH FORUM)Address 14 KERRY COURT
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Email Address

Phone Number 01922 633943

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	X
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

What do you think? Which options do you agree with most and why?

(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. HO:Q4	Comments
HO Q 15 Option 3 Option 1	<p>The housing need for Walsall is very modest - less than 3,000 by 2026. This places Walsall in a very strong position to defend the green belt and open spaces against housing (and industrial) developments in these areas. Eg. Home Farm Sandhills; various sites between Rushall and Aldridge e.g. Bosty Lane, Aldridge Road + Longwood Lane; Allens Lane + Fordbrook Lane in Pelsall; Hardwick Road in Streetly; + Walsall Rugby Football Ground.</p> <p>REJECT</p> <p>SUPPORT</p>

4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. IN:Q6	Comments
IN Q1 Option 2 Option 4	SUPPORT REJECT See submission on Housing HO Q15

6. Open Space, Leisure and Community Facilities

This chapter covers land and facilities that support the health, education and well-being of communities. It includes urban open space, sport and recreation centres, education, training and healthcare facilities, and other community facilities. Many of these uses, especially those that take place in buildings, will be located in the town, district and local centres, or other places with good public transport, cycle or pedestrian links to the communities they serve.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. OS:Q2	Comments
OS Q5 Option 1	SUPPORT

7. Environmental Network

This section covers features of both the natural and built environment that are essential for the well-being of both people and the economy, which enhance the quality of life, or are of historic importance. It includes water issues (flood risk, water provision and drainage, and canals), strategic open space sites for recreation, a network of nature conservation sites, and historic buildings and landscapes. It attempts to highlight where different approaches to the environment might be needed for different locations in the Borough.

Our aim is to ensure protection and enhancement of important existing environmental assets, particularly in locations near to significant new development, and also to seek to extend links between sites wherever possible to deliver a high quality environmental network across the Borough.

What do you think? Which options do you agree with most and why?

(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. ENV:Q11	Comments
ENV Q12	YES
ENV Q13	YES
ENV Q16	
Option 1	SUPPORT

10. Transport

This chapter deals with land requirements for transport, namely safeguarding road and rail alignments and land for park and ride facilities.

What do you think? Which options do you agree with most and why?

(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. TR:Q5	Comments
TR Q1 Option 1	SUPPORT BUT retain metro link (as originally intended) for Wednesbury - Walsall - Brownhills, Delete 5 Ws metro route as completely unrealistic. Walsall Council Taxpayers pay for the metro and it is important that they should receive some benefit
Option 2	REJECT Proposed Willenhall railway station should also include a bus interchange for all bus services in Willenhall
TR Q5	Additional Park + Ride site on Birmingham Road Walsall at Aston University Recreation Centre



Response to Walsall Site Allocation Document

1. Response Overview.

Walsall Ramblers urge the Council to use the information contained within the Space Allocation Document to enhance and improve the provision of footways, bridle paths, short cuts and alleyways, (generally referred to as footpaths in the paragraphs below), as a means of addressing the issues faced in the borough in the years to come.

We would seek to have the footpath network treated as a public asset and for its development and maintenance to be considered of significant importance to Council members rather than a potential cost burden. Sensible investment in cooperation with landowners, businesses, communities and members of the public could result in a significant change in both lifestyle and the environment for many Walsall people, without incurring significant costs.

Community involvement, health improvements, traffic reduction, and greater awareness of the area are all possible outcomes that may be derived from an efficient network of paths and Ramblers would be prepared to offer any insights they have to the Council to assist in achieving this.

2. Our Background.

Walsall Group of the Ramblers has been in existence for 21 years and so have long experience in leading and organising walks in the Walsall area. Hence we have strong sentiments with respect to the allocation of green space in the borough and for the footpath network in particular.

However, being members of a national organisation, (we are one of 500+ groups making up the Ramblers – or Ramblers Association as it used to be called), which has key aims of preserving and maintaining Rights of Way all round the country, we believe that merely using such facilities from time to time is insufficient to ensure they remain in good order for the benefit of the wider community.

We work closely with Walsall Council's Rights of Way Team and also attend meetings of the Local Access Forum, (LAF), so that we remain as aware as we possibly can of any planned changes that might impact on the ROWs throughout the Metropolitan Borough. Recently we have started cooperating with the Voluntary Maintenance Programme, which sees our members engaged on a regular basis doing practical work to help ensure the footpaths in the region are fit for purpose.

WALSALL GROUP OF THE RAMBLERS



Response to Walsall Site Allocation Document

We therefore welcome this opportunity to respond to the Walsall Site Allocation Document consultation and trust that our comments will be of assistance to those working towards producing the long-term plan for Walsall.

We are always prepared to speak with Council members or staff regarding our views and would be happy to attend any meeting that might be beneficial.

3. Outline Response.

Firstly we would wish to make it clear that we appreciate the ongoing pressure that there must always be on all open spaces and Green Belt land as the regeneration of the borough, and consequently the local population, require more space in order to thrive. Hence we don't believe that that we can categorically say no to all developments in such areas in the future, but would expect such changes to be done sympathetically and with full transparency where there is absolutely no alternative option available.

As your plans show clearly, the open green space in Walsall is very unevenly divided between the west of the borough, where this is very restricted and the eastern side where more ground is readily available. (We notice from our membership records that more of them live on the east side than the west and we put this down to the availability of open spaces in which to develop as walkers).

We can understand that the growing need for housing, business locations, community facilities, waste management and also mineral extraction requirements is likely to be directed at the current open spaces, although we share the belief that this must not be seen to impact on the regeneration of the Town Centre. However, District and Local Centres are undoubtedly going to be affected as time passes and that changes should be made as beneficial as possible.

Naturally as walkers we pay some attention to personal fitness and the benefits that walking can contribute to this. (Some of our members lead Health Walks around the borough). Therefore we also view the footpath network as a tool in helping those with health or fitness issues become generally more active.

Thus we feel that the Walsall footpath network has much to offer those with ready access to it already, and that this should be expanded to further assist those who do not have the same level of access to open spaces in other areas of the borough. However, rather than have the network expanded at the cost of space for other important uses we would urge

WALSALL GROUP OF THE RAMBLERS



Response to Walsall Site Allocation Document

Walsall Council to provide an integrated development that will permit expansion alongside the business and social changes that the future is sure to bring.

4. Detailed Response.

4.1 Open Spaces.

As Ramblers we strongly support the idea of Green Corridors throughout the borough, (Greenspaces Strategy 2012-2017), that utilise wherever possible canal towpaths, and disused railway lines as main arterial routes. (We strongly support the Council's initiative to develop walking routes into the new cinema complex at the Waterfront). In support of this we would cite the often disjointed areas of green space that exist in isolation from one another and the advantages of having well defined walking routes between them. In this manner we see the opportunity to link communities without the risk of merging them into a single whole.

Existing green spaces would be linked via local footpath networks, canals etc. on clearly marked routes that are supported by strong publicity of their existence and benefits. In this manner local support/ownership could be obtained in keeping natural and semi-natural green spaces protected, whilst also improving access to them and hence their availability.

Whereas this might be somewhat simpler to deliver in the east of the region where 45% of the available green spaces exist, it could also be applied in the more densely populated west, thereby linking parks and public gardens. Existing links to routes leading out of Walsall to neighbouring boroughs should also be made clear and obvious and the opportunities for linked routes via, for example the Wolfrun Way or Sandwell Valley determined, plus other internal links to the open countryside such as regeneration of the Beacon Way and Timberland Trail. We should also be seeking to identify and re-claim old and currently unused footpaths that have 'disappeared' and be looking at creating new ones (see 4.4 below), so that other public facilities and leisure sites can be picked up along their routes.

Finally we also believe that similar linked routes around the town centre would benefit the regeneration of the area, by bringing in more pedestrian traffic into Walsall itself to boost trade and the use of public facilities. An integrated walking network would also help in other areas of the future allocation of space within Walsall borough, as described below.

Response to Walsall Site Allocation Document

4.2 Community Indoor Leisure.

As has been highlighted in the Site Allocation Document, physical health in Walsall as a whole is not as good as might be hoped and every effort should be made to encourage a higher percentage of the population to take more exercise and seek a better overall constitution.

On the face of it this target initially seems to urge an expansion of indoor physical training facilities, (such as Oak Park and Bloxwich), with the underlying costs that these generate to produce and maintain. Furthermore such facilities have unpredictable demands, periodically suffering from high usage and subsequent slumps when the impetus falls off. There is also the issue of pricing whereby such facilities can actually be afforded by the sections of the population that perhaps require them most. Finally there can be an element of reluctance to use such sites by those who are considering altering their situation and often there is more willingness by people in this mind-set to seek out the more friendly and intimate environments of Community Centres where exercise using minimal equipment, (yoga, tai-chi, etc.), are on offer.

One of the downsides of community-based physical development at any location can be an increase in short journeys throughout the area by car or public transport that contributes to traffic hot-spots and overall congestion.

We would urge Council to make an integrated system of footpaths, links and even roadside pavements around all indoor leisure centres so that they can be incorporated as part of exercise regimes being undertaken within the sites. Physical improvement courses should be offered that incorporate the use of local paths to and from the site with markers around giving indications of the number of step or calories burned to a specific point along them.

As mentioned earlier, (see 3.0), Ramblers support local health walks which we feel should be expanded wherever possible and again the advantages of marked and supported walking routes would enable more of these to be undertaken and also encourage those who would sooner walk alone to use them.

WALSALL GROUP OF THE RAMBLERS



Response to Walsall Site Allocation Document

4.3 Education, Training and Health Care Facilities.

One of the less obvious impacts on those who like to walk/ramble can be the distractions of family life. Our experience shows us that even keen walkers tend to relinquish their time when bringing up families as the pressure to meet all the commitments of young people erodes the time available for this recreation. However, those that enjoy walking from a reasonable young age are often quit eager to start up again when families mature and time is more readily found. The downside of this can be that during the ensuing period overall health may have declined and there can be a reluctance to 'take the plunge' owing to uncertainties about physical ability.

Maintaining capabilities throughout life whilst educating children to pursue similar aims is often the goal of responsible parents and if this can be undertaken amid all the other familial pressures then the future may be brighter for both generations. Walking to school, (As in the Safer Routes to School), walking to District and Local Community Centres, walking into town, or even out for a pub lunch, will all help maintain a certain level of fitness, (although not necessarily on their own), and contribute to a reduction of obesity levels and their issues.

This can only happen if there are suitably attractive routes to follow to reach these destinations, that are obvious to follow and which capture as much of the local green space as possible. This might include agreement to have footpaths skirting cemeteries, golf courses, sports fields, and public gardens.

Besides health education, local pathways offer key links into academic developments as well.

Footpath routes taking in local history themes, connections to industrial undertakings, (both past and present), and links to important scientific and biological locations, (SSSIs, SINCs and SLINCs), are some ways in which the classroom could be taken into the community without the need for excessive increases in traffic levels.

Similarly, access to local and district health facilities, (doctors surgeries, hospitals), need good footpath links, so that those who are capable can use them to reach these locations so that by using them when attending regular treatment appointments patients can become used to walking rather than taking the car, etc. (Perhaps useful routes to and from doctors surgeries could be available in the waiting rooms of suitable sites).

WALSALL GROUP OF THE RAMBLERS



Response to Walsall Site Allocation Document

We (Ramblers), believe that this gradual and persistent methodology of encouraging walking by making it gradually 'second nature' can be a stronger incentive to the longer-term enjoyment of this activity than introducing it as part of an enforced exercise regime, which can make it seem a drudgery to some, who will then only pursue it until their health levels are restored.

4.4 Housing, Industry, Mineral Extraction and Waste Management.

There is little need to dwell on the extent of time that all members of the community spend in either their homes or their places of work, and the number of journeys they make annually back and forth to either. In addition to this and the journeys they make to locations in Para 4.3, there are generally regular trips to Local centres to visit shops, libraries, faith buildings, friends and relations. Many of these excursions are likely to be under a couple of miles and could be as easily walked or cycled as done by motorised transport if the routes were attractive enough and clearly defined. Furthermore parking in more Local Centres can become an issue and its cost can be counterproductive in bringing people in to use these facilities.

Earlier we mentioned 'integrated footpaths' and by this we mean footpath routes that are included when a housing development is being built, rather than added as an afterthought, when quite often not enough thought has been given to the route and subsequent problems can occur as a result of this. Hence we would encourage strong representation to landowners by the Council officers during the planning phase of new housing or industrial expansions to encourage the allocation of suitable space to include new footpath routes or to enhance existing ones.

Similarly mineral extraction and waste management sites have a long term role to play in the amount of useable space in the borough and should not be considered as 'lost area' or even necessarily 'temporarily lost areas' whilst operations in them are continuing.

The provision of new and the use of existing footpaths should be discussed with mineral companies, so that wherever possible routes can be established or diverted around excavations so that access is maintained in a safe manner. This has already been done with some companies and the long-term nature of this business should allow for ongoing planning to be created over a number of years to cater for the anticipated alternations that will be required.

WALSALL GROUP OF THE RAMBLERS



Response to Walsall Site Allocation Document

Waste management sites, (land-fill in particular), should be brought back into service as open spaces once operations have ceased and cleaned up to provide walking and leisure facilities to local communities that have been planned and agreed well ahead of site closures. Again the provision of well laid out pathways, and some work by local volunteers can be the basis of new sites of educational and leisure activities in the future.

5. Conclusions.

If Government statistics are to be believed only 37% of men and 24% of women undertake the recommended 150 minutes of moderate aerobic exercise per week. As population continues to grow in the Walsall Borough this figure may continue to decline in the area. Additionally the opportunity to take this exercise through either time or space constraints will become more difficult and so every opportunity must be taken to encourage this in a way that is both acceptable and affordable.

Utilising walking or cycling as alternative forms of transport to and around both home and work locations would go some way towards addressing this, providing the routes are attractive enough and well-enough publicised.

The time to commence a review of the local footpath network should coincide with the evaluation of the Space Allocation Document and be an integral part of all Council planning decisions in the years to come. Walsall Group of the Ramblers welcomes this opportunity to comment and also offers its involvement in the ongoing process of footpath development in the years to come.

Dick Turton.

Chairman, Walsall Group of the Ramblers.



STONNALL CAMPAIGN ABOUT ROADS

ID:1937

email: baron.johnson@yahoo.co.uk

Baron Johnson, Company Secretary
25 Wallheath Lane, Stonnall
Staffordshire WS9 9HP
tele: 01543 375660

20th June 2013.

ALDRIDGE – BROWNHILLS CONSERVATIVE ASSOCIATION
82, Walsall Road,
Aldridge
WS9 0JW

For the attention of Councillor A. Harris,
Councillor M. Flower,
Councillor K. Sears.

Gentlemen,

Re: **Protection of Shire Oak and Aldridge Green Belt**

Members of SCAR have had the pleasure with meeting and discussing problems of protecting our local Green Belt problems with you over the past number of years. The meetings have been extremely useful and we have been able to protect our 'green belt' at present.

However, the prospects of the proposed development which is now being considered at Shire Oak and Aldridge is of major concern to all who appreciate the green belt- particularly in this small area of our countryside.

With further developments being proposed at Burntwood, South Lichfield, Streethay and possibly Shenstone, such conurbations will absorb not only our green belt, but produce utter gridlock around our area, which is already suffers high volumes of commuter traffic.

The Directors of SCAR would like to meet with you to discuss your stated views to protect our local green belt. Furthermore we would also like to seek your views on how to improve the road infrastructure in and around Shire Oak which would, in the long term, benefit both the residents of Brownhills and Stonnall.

We look forward to your response to our comments and the prospects of close collaboration to protect our local green belt.

Yours sincerely,

Baron Johnson
Company Secretary
Stonnall Campaign About Roads.

Councillors

From: Councillor Arif M
Sent: Tuesday, May 28, 2013 12:30 PM GMT Standard Time

Cc: Councillor Azam I
Subject: Re: Stencils Farm & Calderfields Golf Club

David

Thanks for comments and are supported by both Cllr. Azam and I.

Arif
Mohammed Arif
Portfolio holder for Business Support Services
Email: arifm@walsall.gov.uk
Phone: 0777 5813885

From: [REDACTED]
Sent: Tuesday, May 28, 2013 12:24 PM GMT Standard Time
To: idf@walsall.gov.uk <idf@walsall.gov.uk>
Cc: Councillor Arif M
Subject: Stencils Farm & Calderfields Golf Club

Dear Sir/Madam,

Having lived nearby for over 50 years I beg leave to comment on proposals to build homes on the above sites.

I would welcome the development of Stencils provided it was "aspirational", preserved the rural character of the existing site and included provision for compact dwellings particularly suitable for the retired (but not flats).

As regards Buchanan, whilst connecting it to Sutton Road would make sense I fear it would become a "rat-run". Perhaps there are ways round that. In addition to the above preferences, I would be alarmed if it affected the viability of either the Arboretum or the Golf Club.

I trust that this is in order and look forward to an outcome acceptable to as many people as possible.

Yours faithfully,

[REDACTED]

Brereton Michael

From: Michael Flower [mdf273@gmail.com]
Sent: 28 May 2013 15:24
To: Smith Mike (Strategic Planning)
Cc: Councillor Flower M D
Subject: Draft councillor submission

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Purple Category

Mike,

Here is a draft of Aldridge North & Walsall Wood councillors submission with regard to the Planning 2026 consultation.

Brownfield sites:

We welcome the principle of regenerating old brownfield sites for housing. We would note that the Borough is saturated with flats and would encourage the Council to look at two bedroom houses for first time buyers and more 3-4 bedroom houses for young families. The demand for such are demonstrated by the increase of people attending local primary and secondary schools and the amount of people from outside of the ward travelling to the local secondary school.

Maybrook estate:

We welcome the inclusion of the Maybrook estate and nearby industrial land in the plan. We believe this should be kept and protected as core employment land and not redeveloped for housing due to contaminated land concerns and the low vacancy rate on the site.

Housing/industrial land: Shire Oak

- We are concerned that the building of upto 3000 houses here will be further urban creep of the West Midlands conurbation, leaving no further greenbelt in this area. Once the greenbelt is gone, it is gone so housing should only be approved in exceptional circumstances. How does this meet the brownfield first criteria in the Core Strategy?
- Land is currently used for agricultural purposes and we would note that land and food prices are increasing as the population also increases. We would want assurance that the Council is not only looking at industrial and residential land development but also is addressing the need for good quality agricultural land in the area. Any destruction of agricultural land will reduce the amount of land available for food production.
- We understand the priority is to develop industrial land around the M6 corridor and "regeneration corridors" so any industrial land would be on the wrong side of the Borough. The focus should be on Walsall Town Centre, the Gigaport and finding sites for industrial land around the motorway junctions and the soon to be electrified Walsall to Rugeley line.
- Impact on the local highway – the A452 at Shire Oak is already operating at capacity so what impact would extra HGV's have on this key junction for industrial use? For residential use the infrastructure just isn't in place – roads, schools, health. Again the junction is already at capacity and would need to be completely rebuilt.
- How would replacing useful agricultural land be sustainable?
- Page 190 of the Core Strategy states that there should be no adverse impact on the ground water in Shire Oak. Does this proposal meet this policy? The Core Strategy also states that any impact on Shire Oak junction should be minimised. Does this proposal meet this policy?

Housing: Birch/Stonnall Lane

- We are concerned that the building of 250 houses here will be further urban creep of the West Midlands conurbation, leaving only a few yards of greenbelt in this area. Once the greenbelt is gone, it is gone so housing should only be approved in exceptional circumstances. How does this meet the brownfield first criteria in the Core Strategy?
- Land is currently used for agricultural purposes and we would note that land and food prices are increasing as the population also increases. We would want assurance that the Council is not only looking at industrial and residential land development but also is addressing the need for good quality agricultural land in the area. Any destruction of agricultural land will reduce the amount of land available for food production.
- How would replacing useful agricultural land be sustainable?

Sand extraction: Birch/Stonnall Lane

Councillors are concerned by proposals for sand extraction in this area. We would request that more work is undertaken before any decisions are made in relation to the following points:

- Impact on the local landscape – and extraction would destroy the green space currently protected as green belt. Although we understand mineral extraction in the green belt is acceptable, it does contradict the purpose of green belt being preserved. What would be the impact on local wildlife? What would be the impact on the landscape when the sand is removed? What guarantees would be provided to ensure that the extraction doesn't evolve into landfill of any type of waste – inert or not? We note WP1 of the Core Strategy that marks a small part of the site for inert landfill and we wouldn't want this area increased.
- Impact on the water table. What impact will the removal of sand have on water draining from the peak heights at Shire Oak? How does this help meet the challenge of climate change as outlined in the Core Strategy? Page 190 of the Core Strategy states that there should be no adverse impact on the ground water in Shire Oak. Does this proposal meet this policy?
- Impact on local residents. The extraction zone back right onto residential housing. What impact with sand extraction have on the structural soundness of these properties? Can we be assured that sand extraction so close to housing won't have a negative impact on local residents?
- Demonstrable need – until recently the sand quarry at Shire Oak was mothballed due to the economic climate. What impact has the economic climate had on sand requirements and does the Borough still require more sand extraction, despite the proposed extension of Branton Hill Quarry in Aldridge?
- Impact on the local highway – extraction would be onto a minor road and there is no guarantee that HGVs won't use the residential part of the road. The A452 at Shire Oak is already operating at capacity so what impact would extra HGV's have on this key junction? The Core Strategy also states that any impact on Shire Oak junction should be minimised. Does this proposal meet this policy?
- Archaeological impact of extraction. The land lies within a few hundred yards of the old Castle Fort and within half a mile of the Staffordshire Hoard find. Can we be assured that extraction won't damage any undiscovered artefacts? ENV2 of the Core Strategy specifically protects Aldridge as a centre of medieval importance.
- Saturation – we are concerned that this area of the West Midlands is already saturated with mineral extraction. Vigo Utopia, Shire Oak, Branton Hill Quarry to name just a few. What are the health implications of extra HGV's and mineral extraction on the local population? We note that the Core Strategy accepts that the "cumulative impact" on a local area needs to be given strong consideration. Combined also with the nearby Bail Hostel it is difficult to understand how this proposal would "enhance existing residential developments" as specified in the Core Strategy.

If I don't get a revised version to you by the 3rd June please take this as our submission.

Thanks

Mike

RE: Development Plans for Walsall

Mike,

just a short note to say thank you for the briefing last Friday. I have given a short talk through of the Birchills-Leamore map to Cllr Jukes, but have not had chance to sit with Cllr Oliver yet!

We noted that there is much industrial land in Birchills-Leamore and that this was desirable, as there is about a 20 hectare under supply of good quality industrial land in Walsall. To this end we looked at the old power station land to the rear of Matalan on Reedswood Lane and agreed that this land should be held for industrial land as a priority. We discussed the pressure on land in the "green belt" and the pressure to give that up to development in terms of housing and industrial land and how freeing land up in more urban areas would ease this pressure.

Looking at the 5 red sections on the map, clearly the Caparo and Deeley's casting sites are already set aside for industrial/housing use and I acknowledge that we are likely to see a plan come forth in the next 6 months for the Deeley's casting site in terms of housing development.

The Site on Remington road (Beechdale School) I understand is set aside for housing/industrial usage. I explained that across the road we have the Accord modular housing factory and perhaps we ought to ask them if they have any interest in expanding onto this before covering it in houses. If there were monies from this though, in terms of s106, it should be re-cycled into education in Beechdale.

We looked at the old metal casements site off Birch St/Sydenham playing fields which was industrial land, but could be the subject of development of affordable housing. I had no objection to this affordable housing even though this was industrial land, as there is a definite shortage of this type of housing supply and in particular due to the "bedroom tax".

We then looked at land regarded as urban open space adjacent to the South Staffs Water company, running down Green La bounded by Green La, the canal and Reedswood La (opposite T K Maxx). This land would probably be regarded as greenspace by residents. You outlined that this land would be regarded as a good industrial site or possibly for housing. I described how I thought that this land may have been subject to the PRG study and that there may have been suggestions from that for waterside housing, though you seemed to be saying that there was a need for industrial land and this would be desirable as such. Whatever, I copy this email to my colleagues in Birchills-Leamore and Tim Oliver may have a view on the PRG outcomes. I believe that there would be residential opposition to development in any event.

We then came to the site that would probably cause most upset, which is the Odell Rd playing fields site. The suggestion is that the council would consider projects to release this land to development either as industrial land or as housing. I outlined how that would not sit well with me or residents. This greenspace is utilised by the youth and dog walkers alike and there is likely to be a high degree of opposition to development here. Having said this, whilst the area is in Birchills-Leamore, many residents from Blox East and West use the facility, hence *my duty to co-operate with my colleagues from those wards*.

I outlined that I found the idea of development on Odell Rd playing fields as unpallatable, but, that if it were to go ahead, that the only scheme that I could grudgingly support would be splitting the fields into two, developing one half for housing and ploughing all receipts and s106 money into turning the MUGA area there into a top class facility that was properly maintained by Walsall MBC.

I then generally outlined that I agreed with most of the layout and plan, that Birchills-Leamore was lucky in having a high degree of employment land and established businesses supplying good quality employment to the locale. I envisaged the ward being the "Workplace of Walsall" and supported the retention of as much employment land within the ward as possible. Lastly I referred to the WS8 in the

north of the ward (top end Fryers Rd). This is an industrial site with permission for a waste disposal operation and currently, BH energy Gap are looking to site a power generation/waste disposal operation here.

I will continue my discussions on the ward map, but this is the initial submission to comply with the deadline allowing us to follow up with further comment at a later date.

Lee Jeavons
Birchilla-Leamore

From: Councillor Martin R
Sent: 28 May 2013 14:18
To: Smith Mike (Strategic Planning)
Subject: Fw: Development Plans for Walsall

Dear Mike,

As per conversation, if we are not planning positively for development then there is the prospect that an appeal would succeed so I am grateful that residents across Walsall can join the debate on sustainability.

Everyone the council new of who had previously shown an interest in building on Greenbelt and Brown Belt was contacted, good to be aware.

We know that greenbelt development is more profitable than Brown Belt. It's like the mushroom effect everybody wants to live on the outside overlooking fields.

The last time I researched this issue was when the previous government was in. At that time over 40,000 acres of greenbelt lost and over 45,000 houses built using footprint of redundant building, so you can already see the scale of loss already without this.

Would it not be a good local policy to tax heavily landowners who want to build on greenbelt and transfer this money to enable more brown belt building, under some sort of community Infrastructure brown belt levy.

My Ward in Paddock has many sites and yet we have very little infrastructure to accommodate more housing for instance:

No Health Centre
Over-subscribed schools
Narrow winding road
No library/Accessible doctors surgery
No dentist
Poor intermittent independent bus service.

With no land available and yet they want to build more housing its crazy.

When all the brown belt sites have been used then we can look at greenbelt.

Rose Martin

Kind regards,

Councillor Rose Martin
Paddock Ward
Tele: 01922 636114
Mobile: 07931204615

Please can you add to list

ID: 1746

No Library

Dear Mike,

Thank you for your invitation to Cooper Jordon School to discuss building on Green Belt land. As per our conversation I list below areas being put forward by land owners for possible inclusion.

Green Belt sites in Paddock Ward consultation:

Call for sites to landowners asking for land to be release for development.

CH13 Bodmin Rise Woodend Road small section owned by Canal Trust open space playing field by Woodend Park.

CH65 Newquay Road open space by Newquay Park.

CH71/72 Paddock land at Skip Lane greenbelt landowner has put forward for housing and or gypsy site rear of Launeston Road.

CH70 Pheasey between above site and Three Crowns School land owner put forward above site for housing and or gypsy site.

CH84 Skip Lane/Woodfield Close housing or open space put forward by landowner.

Objection:

Residents in Paddock have been consistently complaining for many years about the lack of facilities in Paddock Chuckery/Park Hall/Gillity, I refer to my latest correspondence with the Chief Executive Paul Sheehan on this very subject.

Latest statistics on the current Census will no doubt verify increases in elderly population also high numbers of disabled and parents with younger children.

I will elucidate the following lack of amenities across this area:

No Health Centre

No doctors surgery within easy reach especially for people with immobility problems.

No dental practice.

No opticians.

No independent nursery provision.

No dedicated community hall.

Intermittent private estate bus service which does not serve all the community needs, especially working commuters also funding is continuously under threat.

Chuckery School built 100 years ago has very limited land to expand on in a deprived area of Walsall. Chuckery is lacking basic amenities as listed. A high percentage of terraced housing with little or no space for parking except on the road. This area already suffers from severe parking congestion problems with limited bus services.

Park Hall Junior/Infants Academies built in the late 60's early 70's for local children at that time excluding Gillity area to house 350 children. Now the schools are completely over-subscribed (over 700 approx) with a large percentage travelling from outside the area. This is leading to major congestion at school opening and closing times, residents amenities are being impacted on with dangerous and impolite parking a very frustrating situation for all the community. The schools are situated on main roads onto estate which are very winding narrow roads, with no direct bus service due to weight restrictions on canal bridge. Very limited parking facilities for staff so much so they are forced to park on adjacent roads limiting parents parking places. Because of this lack of space the community facilities at Park Hall School have been reduced, further eroding community facilities.

Now residents are informed of a second planning application due to be lodged for a major expansion of space at the Junior School onto already limited play area.

To pursue a policy of building additional housing in Paddock Ward is pure folly and will exacerbate an already fractious situation without the infrastructure to accommodate and support further development.

I strongly suggest when all brown field sites across Walsall have been explored and developed we then possibly look to green belt sites.

I am sure residents across Paddock will also contribute to this consultation process in order for your department to make your judgement

I sincerely hope that you will give this your utmost thought in order to preserve and protect our environment from future developments which will have serious implications on current lack of facilities.

Regards,
Councillor Rose Martin
Paddock Ward

From: Smith Mike (Strategic Planning)
Sent: Wednesday, May 22, 2013 06:55 PM GMT Standard Time
To: Councillor Martin R
Subject: RE: Development Plans for Walsall

Dear Councillor Martin,

Thank you for your response. The Aldridge Members and my colleagues and I will look forward to seeing you on Tuesday evening.

Regards,

Mike Smith
Regeneration Manager Planning Policy
Planning and Building Control
Regeneration Directorate
Walsall Council
Civic Centre, Darwall Street, Walsall WS1 1DG
Email: SmithME@Walsall.gov.uk
Tel: 01922 658024
Fax: 01922 652670
Website: www.walsall.gov.uk

From: Councillor Martin R
Sent: 22 May 2013 18:27
To: Smith Mike (Strategic Planning)
Subject: Re: Development Plans for Walsall

Hi Mike,

I will try and attend this meeting thank you for informing me. I have looked at the Planning Strategy and like most people very concerned with any proposal on Green Belt, I would much prefer some real time spent looking into Brown Field Sites. We have already in Walsall South lost a good proportion of what I call Green Belt St. Margaret's, and future problems Skip Lane. Under the last government over 45,000 homes built on Green Belt I'm not sure of Green Belt land lost however this is still a sizable amount without this current proposal. I'm of the opinion when we have a real conversation on Brown Belt, how we can solve the problems around usage and then think of Green Belt.

Regards,

From: Smith Mike (Strategic Planning)
Sent: Wednesday, May 22, 2013 06:06 PM GMT Standard Time
Subject: RE: Development Plans for Walsall

Dear Councillor,

I thought I'd better send you another e-mail about the consultation period on the plans that we are progressing:

- Walsall Site Allocation Document; &
- Walsall Town Centre Area Action Plan

I hope that you and all your colleagues have had the chance to look at the plans: http://cms.walsall.gov.uk/planning_2026. Officers have been meeting Members and others and going out around the Borough with the First Stop Shop Bus. We have discussed the issues with quite a few Members and have offered to meet to discuss issues across the borough and in particular wards. That offer is still open.

As many of you will know, the Chairmen / Women of the Area Partnerships did not feel it would be appropriate to host meetings on the plans, and the demand for public meetings involving Members has, so far, been limited. However, I am e-mailing now to let you know that Aldridge North / Walsall Wood and Aldridge Central and South Councillors have asked officers to organise a **public meeting on Tuesday 28th May from 6.30 (for 7) to 9.30pm at Cooper and Jordan Primary School, The Green, Aldridge.**

This meeting is likely to focus especially on residents' concerns about proposals (generally from landowners, etc. – rather than the Council!) for development in the Green Belt. It might therefore, be interesting for Members who have Green Belt Issues in their wards, and indeed the plan-making process has to address proposals affecting all of the parts of the borough that contain Green Belt. You, and residents from your areas, would be welcome to attend. The meeting will be open to all who are interested.

Clearly, the consultation period is now well-advanced and formal consultation is due to end on 3rd June. It is important we receive at least initial responses by that time, otherwise it will be unfair to those who have commented already and difficult to progress the plans and resolve the issues. Officers will be happy to discuss issues and there will be further stages of consultation. However, **if there are issues that you or people you represent would like to discuss please let me know.**

Best Regards,

Mike Smith
Regeneration Manager Planning Policy
Planning and Building Control
Regeneration Directorate
Walsall Council
Civic Centre, Darwall Street, Walsall WS1 1DG
Email: SmithME@Walsall.gov.uk
Tel: 01922 658024
Fax: 01922 652670
Website: www.walsall.gov.uk

From: Smith Mike (Strategic Planning)

Sent: 31 May 2013 17:17

To: Councillor Martin R

Cc: [REDACTED]
[REDACTED]
[REDACTED]

Subject:RE: Planning Green Belt

Dear Councillor Martin,

Thank you for this. We will add it to your representations.

As we discussed at the meeting and previously, this would require national legislation. Such an approach (known historically as "betterment"), was discussed on and off through much of the 20th century. Unfortunately the idea was dropped in the 1980s and no Government has been bold enough to pursue it since.

For the present this is likely to be the basis of the Council's response. It might, however, be interesting to see if any of our MPs would be willing to raise the issue with Government.

I hope this is some use.

Regards,

Mike Smith

Regeneration Manager Planning Policy

Planning and Building Control

-----Original Message-----

From: Councillor Martin R

Sent: 30 May 2013 20:09

To: Smith Mike (Strategic Planning)

Cc: [REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Planning Green Belt

Hi Mike,

Further representation, as mentioned by me at school meeting greenbelt developers are going to make a fortune out of greenbelt land purchased very cheaply years ago, as per sites in Paddock Skip Lane area. Why not charge a windfall tax and transfer this to help pay for unaffordable brown belt development. After all it is mainly affordable low cost houses that we are short of.

Regards,

Kind regards,

Councillor Rose Martin

Paddock Ward

Tele: 01922 636114

Mobile: 07931204615

----- Original Message -----

From: Councillor Martin R

Sent: Thursday, May 30, 2013 07:49 PM GMT Standard Time

To: Smith Mike (Strategic Planning)

Cc: [REDACTED]
[REDACTED]

Subject: Re: Planning Green Belt

Hi Mike,

Further representation, a resident has raised the content of Unitary Development Plan for Walsall projection for next perhaps 70 years which incorporated agreement from Sandwell and Birmingham to protect greenbelt, limiting development along edge of greenbelt. Barr Beacon to St Matthews any developments not to be more than one storey.

Can you please clarify if this agreement is still in place.

Regards,

Kind regards,

Councillor Rose Martin

Paddock Ward

Tele: 01922 636114

Mobile: 07931204615

----- Original Message -----

From: Councillor Martin R

Sent: Thursday, May 30, 2013 03:29 PM GMT Standard Time

To: Smith Mike (Strategic Planning)

Cc: [REDACTED]

Subject: Planning Green Belt

Hi Mike,

I am receiving an awful lot of complaints regarding the consultation period on this. I personally as the local ward councillor was not fully aware of the serious implication of this consultation.

This issue is of very high importance in this area and extremely contentious. If residents feel in anyway they have been deprived of being consulted they will be extremely angry. I do not want this to cause unnecessary anguish and trouble. Residents have been fighting this issue for many years and will, to put it bluntly think badly of the council.

Please can you extend the consultation by at least one month. I have sent letters out to all affected areas but of course this is a major ward issue, and I will need to rely on others getting out the message.

When landowners responded it would have been simpler to just inform Councillors of interest shown in their Ward. I really do feel this has caused the biggest problem trying to wade through all this information to arrive at how it affects your area.

Regards,

Rose

I would be happier if this period could be extended.

Kind regards,

Councillor Rose Martin

Paddock Ward

Tele: 01922 636114

Mobile: 07931204615

From: Councillor Martin R

Sent: 30 May 2013 21:36

To: Smith Mike (Strategic Planning)

Cc: [REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Planning Green Belt

Follow Up Flag: Follow up

Flag Status: Flagged

Categories: Yellow Category, Purple Category

Hi Mike,

Regarding the play area in Woodend by the park. It would be a disappointment to residents to lose this facility. I know we have the Arboretum further up the road but for younger children to cannot travel too far from home this amenity is ideal, especially when parents want to keep a watchful eye on their children playing close to home.

Regards,

Kind regards,

Councillor Rose Martin

Paddock Ward

Tele: 01922 636114

Mobile: 07931204615

----- Original Message -----

From: Councillor Martin R

Sent: Thursday, May 30, 2013 08:08 PM GMT Standard Time

To: Smith Mike (Strategic Planning)

Cc: [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Planning Green Belt

Hi Mike,

Further representation, as mentioned by me at school meeting greenbelt developers are going to make a fortune out of greenbelt land purchased very cheaply years ago, as per sites in Paddock Skip Lane area. Why not charge a windfall tax and transfer this to help pay for unaffordable brown belt development. After all it is mainly affordable low cost houses that we are short of.

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Councillor Rose Martin

Paddock Ward

Tele: 01922 636114

Mobile: 07931204615

----- Original Message -----

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Sent: Thursday, May 30, 2013 07:49 PM GMT Standard Time

To: Smith Mike (Strategic Planning)

Cc: [REDACTED]
[REDACTED]

Subject: Re: Planning Green Belt

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Councillor Rose Martin

Paddock Ward

Tele: 01922 636114

Mobile: 07931204615

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Cc: 

Subject: Planning Green Belt

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Councillor Rose Martin

Paddock Ward

Tele: 01922 636114

Mobile: 07931204615

From: Councillor Martin R
Sent: 22 May 2013 18:27
To: Smith Mike (Strategic Planning)
Subject: Re: Development Plans for Walsall

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Regards,

From: Councillor Rattigan L
Sent: 28 May 2013 23:35
To: Smith Mike (Strategic Planning)
Cc: Councillor Andrew R
Subject: RUSHALL SHELFIELD AREA

Hi Mike,

Thank you for the meeting and re below my comments on areas discussed.

CH14 - housing would perhaps be better than the current use.

In addition Rushall has had two large developments over the last year and there are areas which are yet to be developed such as the plot of land on the corner of Spring Lane and Birch lane in Shelfield, which has permission for houses and a plot of land on corner of Lichfield road and New Street. These have planning permission and are waiting to be developed without looking at areas mentioned below.

CH33 and CH47 - not suitable for housing due to access ability, should stay green

CH19 - should stay green

CH48/50/51 - should not be developed for housing, as it is enjoyed as a walking route and horse grazing field.

CH49/38- should stay green

CH7 - prefer status quo, no housing development

CH94 - clay extraction if it has to be, ie, no other more acceptable alternative sites in the Borough, but what about the SINC if extraction were allowed?

Finally, I mentioned the green space between Mill Road/Green Lane/Fern Close and asked whether it was large enough to be designated and protected as public open space (this is where the former neighbourhood office was sited)- the Residents Forum has a plan, but so far no funding, for a Memorial Garden on this site or part of it, and I ought to add that the integrity of the site is at potential threat from a possible planning consent for the Brush Garage in Lichfield Road (the subject of the recent Ombudsman case), whereby the land could be traversed by significant traffic from the rear of the said premises - a further reason to protect this as green space.

Regards

Cllr Lorna Rattigan

To whom it may concern. The views I express are widely held by my contacts as a Councillor in WMBC

It is important to save the Green Belt for the good of the Borough as a whole. It was rightly instituted to prevent Urban sprawl to be as beneficial to the residents of Walsall as to the residents of Aldridge Brownhills.

Local identity is important. My area of Aldridge has a village character and is well balanced having Industrial Private dwellings and public sector housing .The balance is very good.

Recognising the need to plan for future growth in WMBC

As far as housing is concerned the preferred option in the SAD document Housing Option 1, concentrating housing on surplus industrial land.

Industrial land is best provided through Option 2. Providing extra land without impinging on the Green Belt.

Transport. Option 1 is preferred. The reopening / opening of a new electrified railway line will benefit many. It affects Aldridge in particular as we have reserved some land for parking to the rear of Anchor Meadow The adjoining site, the former Jack Allen site could be used to provide access better than the other two options. Should the whole site be encompassed a Park and Ride facility of around 500 spaces could be found.

I trust my response will be appreciated

Regards Councillor John Rochelle Chairman Aldridge Brownhills Conservative Association

John Rochelle

Landowners, Developers & Agents

Ashmore Properties ID:1677

(1) It's important to safeguard industrial land from housing – otherwise there won't be enough jobs for people who live here, and then they'd have to commute out. However, the Green Belt should not be impinged on.

(2) In the past there have been businesses in Walsall that have been blighted by the proposed Midland Metro and this has caused them delay investment. It's important that these type of transport schemes should not continue to blight businesses.

WALSALL LOCAL DEVELOPMENT FRAMEWORK
SITE ALLOCATIONS DOCUMENT - ISSUES AND OPTIONS CONSULTATION
REPRESENTATIONS ON BEHALF OF CANLEY 5 LIMITED (IN ADMINISTRATION)

1. These representations are made on behalf of Canley 5 Limited (In Administration), the owners of the Bescot Retail Park in respect of the Site Allocations Document - Issues and Options consultation. The representations relate to the proposed allocation of Bescot Retail Park (Site - IN309) as land for industry in Appendix 4a 9 (p.56). Canley 5 Limited (In Administration) wish to make representations in respect of Shopping and Services Question SH:Q9. The question states:

Do you agree with the Out-of-Centre developments that we have identified as short term and long term opportunities in Appendices 3a and 4a? If not why not?

2. We consider that Key Issue 3 (p.79) is relevant to our representations. Key issue 3 relates to managing the impact of out-of-centre development, it states:

The past few years saw the growth in out-of-centre development in and around Walsall. As well as retail and supermarkets there are also out-of-centre visitor attractions. The result of this investment in out-of-centre locations is that the established centres lose out on the initial investment then have to compete with these locations for visitors and spending. This only increases the cumulative impact on the health of our centres. The SAD therefore needs to maintain a strong approach against future out-of-centre developments in order to prevent further negative impacts from this type of competition. Out-of-centre developments themselves have not been immune to the impact of the recession and lower spending capacity. Many suffer with vacant units, a lack of investment and decreased visitor numbers. The SAD therefore needs to explore if these sites could be seen as potential redevelopment opportunities for uses such as housing or employment land. This could help us meet the much needed housing and employment land requirements while acting as a way to ensure any future investment in retail, leisure or offices is directed towards our struggling centres.

3. Canley 5 Limited (In Administration) welcomes the opportunity to submit representations in respect of the Site Allocations Document - Issues and Options consultation. In respect of Question SH:Q9, Canley 5 Limited (In Administration) **do not agree** with the inclusion of Bescot Retail Park (Site - IN309) in Appendix 4a which identifies the site as being a suitable option as land for industry in the future.
4. Bescot Retail Park represents an important facility which provides services to the local community and supports the local economy through the provision of approximately 75 jobs. The retail park accommodates a range of retailers, many of which do not have stores in town centre locations and whose business models rely on retail warehouse formats. The existing tenants have long leases which generally do not expire for 10 years. In recent times, and aligned to the economic

downturn, occupancy has suffered. Several units are now vacant and the general appearance of the site has become in need of improvement.

5. Canley 5 Limited (In Administration) took control of the retail park in April 2012. They are committed to improving its quality for both tenants and customers whilst maintaining a continuation of the existing retail use. The owners have been proactively looking for ways to improve the site and are committed to the investment of significant capital in order to achieve this. They are seeking to attract retailers whose business model requires them to be in retail warehouse locations to occupy the vacant units. Securing such retailers will enable Walsall to benefit from their services and job creation rather than losing them to competing locations.
6. Bescot Retail Park provides a key shopping function in an accessible location. The site is in close proximity to both the highway and public transport which provide excellent transport links. In its current form, the site serves local shopping needs and has a positive influence on the local economy. The owners are seeking to maximise these benefits in the longer term. It is anticipated that this will be achieved through general improvements to the appearance, occupancy and quality of the site. Such measures will provide greater benefits to customers, prospective employees and other businesses in the area. Indeed, the owners are close to securing an agreement to facilitate the occupation of a significant proportion of the vacant floorspace with an operator who requires circa 4,800 sqft and cannot find suitable premises in a sequentially preferable location. The occupation of the unit will ensure positive investment, reduction of vacancies and create further jobs.
7. Canley 5 Limited (In Administration) consider the most prudent, and indeed sustainable method of improving the quality of the site is through its refurbishment rather than a wholesale redevelopment for an alternative use. The Retail Park provides existing retail accommodation which is large in size and has immediate access to dedicated car parking. The characteristics of the units at Bescot Retail Park are therefore not akin to typical town centre locations. It is clear that Bescot Retail Park should be seen as a separate and complementary retail destination which is not direct competition with Walsall Town Centre or the identified district and local centers.
8. Bescot Retail Park is an established retail destination. The reuse and improvement of existing buildings which are of poor visual quality will provide a sustainable solution to the overall regeneration of the site. This principle is echoed in national planning policy which promotes a *“presumption in favour of sustainable development”*.

9. The general refurbishment and positive reuse of vacant units at Bescot Retail Park will represent sustainable development and bring with it environmental benefits via the improvement of the appearance of the site. Economic benefits which could arise from the sites refurbishment include the creation of a large number of jobs through new occupiers taking up vacant space. It is therefore clear that the planned improvements to the site will be of significant benefit to the Walsall region as a whole against the backdrop of a difficult economic climate.

10. In conclusion and in accordance with Shopping and Services Question SH:Q9, Canley 5 Limited (In Administration) consider that Bescot Retail Park (Site – IN309) should be deleted from the sites considered for industrial use.

Contact Details

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Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant	x	Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
N/A	N/A

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
N/A	N/A

4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
General	See covering letter

5. Shopping and Services

This chapter looks at the key issues facing Walsall's shopping and services. It focuses on how the SAD can support and strengthen Walsall's centres. The chapter covers all centre uses, including retail, services, offices and leisure. It covers the current policy requirements, the different hierarchy of centres with a particular focus on local centres and looks at the issues around out-of-centre developments.

Walsall Town Centre is being considered through an Area Action Plan (AAP) that will be produced in parallel with the SAD. The District Centres will be addressed later by other plans. This SAD therefore focuses on town centre uses outside of these centres and seeks to provide policies that compliment concentrating investment in centres.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. SH:Q8	Comments
SH Q9	See covering letter

6. Open Space, Leisure and Community Facilities

This chapter covers land and facilities that support the health, education and well-being of communities. It includes urban open space, sport and recreation centres, education, training and healthcare facilities, and other community facilities. Many of these uses, especially those that take place in buildings, will be located in the town, district and local centres, or other places with good public transport, cycle or pedestrian links to the communities they serve.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. OS:Q2	Comments
N/A	N/A

7. Environmental Network

This section covers features of both the natural and built environment that are essential for the well-being of both people and the economy, which enhance the quality of life, or are of historic importance. It includes water issues (flood risk, water provision and drainage, and canals), strategic open space sites for recreation, a network of nature conservation sites, and historic buildings and landscapes. It attempts to highlight where different approaches to the environment might be needed for different locations in the Borough.

Our aim is to ensure protection and enhancement of important existing environmental assets, particularly in locations near to significant new development, and also to seek to extend links between sites wherever possible to deliver a high quality environmental network across the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. ENV:Q11	Comments
N/A	N/A

8. Waste Management

This chapter covers future requirements for waste management infrastructure. It is a key objective of existing local and national policy that the amount of waste produced should be reduced, and that as much value as possible should be recovered from unavoidable waste. Local plans are expected to play a role in this, by making provision for the infrastructure required to make this happen. We therefore need to identify locations in the borough where new recycling and recovery facilities could be developed, and allocate sites where such projects are expected to be delivered during the plan period. We also need to safeguard “strategic” waste management sites, which provide most of the borough’s existing waste management capacity, from other development that could compromise their continued operation.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. W:Q3	Comments
N/A	N/A

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. M:Q4	Comments
N/A	N/A

10. Transport

This chapter deals with land requirements for transport, namely safeguarding road and rail alignments and land for park and ride facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. TR:Q5	Comments
N/A	N/A

11. Utilities Infrastructure

This chapter deals with the other types of physical infrastructure that are required to serve existing and proposed developments within the borough, and which are generally provided by the utility companies. They include water supplies and waste water, energy supplies, and telecommunications.

Most of these infrastructure types will not require additional land in Walsall. Features such as power stations, sewage works and certain types of renewable energy infrastructure require sites but these may not have to be located in the borough. Distribution networks to connect to the utilities infrastructure will however need to be located within Walsall. The availability of, and the cost of providing all types utilities infrastructure where they are not already available can have a major impact on the viability and deliverability of developments.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. UI:Q2	Comments
N/A	N/A

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
N/A	N/A

13. Delivery and Viability

The National Planning Policy Framework states that plans should be deliverable. The Black Country Core Strategy (BCCS) sets out the need to produce a Site Allocation Document to help deliver the sites and infrastructure needed to support the visions of the BCCS up to the end of the plan period (2026). This in many cases involves the re-development of former industrial sites for employment and other uses but a large proportion of these sites are affected by contamination and instability issues that can add significantly to costs and affect the viability of development. It may also be necessary to assemble parcels of land to provide an adequately sized site for development or to address infrastructure constraints such as the need to improve highway access. The BCCS requires arrangements to be made for the relocation of existing employment uses where employment sites are released for other uses.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. DV:Q3	Comments
N/A	N/A

Any other comments...

N/A



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Date: 3rd June 2013

Walsall Site Allocations Document: Issues and Options

Thank you for the opportunity to comment on the Site Allocations Issues and Options Consultation.

Centro would like to emphasise that it is important that there is a strong correlation between this document, the Black Country Core Strategy, relevant regional and national planning policy documents and the Local Transport Plan.

The document should also be aligned with the ITA's new, approved long term vision "Towards a World Class Integrated Transport Network" and its new Metropolitan Freight Strategy.

In order to support the long term sustainable growth of Walsall, it is fundamental to provide rapid, convenient and sustainable links between the Strategic Centres, existing and new communities and employment sites.

If possible development sites should be located close to existing transport infrastructure and services which can be more readily boosted. If developed sites cannot be conveniently located near to existing public transport infrastructure, locations near to proposed routes would be preferable as this would support the principle of establishing future rail and rapid transit routes to serve these locations.

Key Issues

Safeguarding of Land: Centro regard that appropriate mechanisms should be in place to ensure the safeguarding of land to provide for the proposed strategic transport corridors. In particular:

- Walsall – Wednesbury - Brierley Hill – Stourbridge (5 Ws alignment and rail Walsall – Stourbridge corridor)
- Walsall – Wolverhampton (5 Ws alignment and the rail corridor).
- Walsall- Lichfield rail alignment should be secured to ensure corridor can be used to provide the capacity, connectivity and capability required to support passenger and freight growth on the WM rail network.
- Centro is separately working with Walsall and Network Rail to develop electrification of the Walsall- Aldridge section of the Sutton Park Line which would facilitate passenger services. Therefore, Centro would welcome protection of land for P&R provision at Aldridge.

- Transport Project Two on page 64 makes reference to protecting the Walsall- Lichfield alignment for heavy rail only however it's important that the use of 'tram-train' options running on a heavy rail line is not precluded.
- Centro welcome and support consideration of establishing principles related to Transport Project 3: freight facilities safeguarding. Centro view the movement of rail freight as important as indicated within the Metropolitan Freight Strategy. Although Located within Sandwell MBC Centro believe that specific reference should be made to a potential rail freight terminal at Bescot Yard.
- Future SPRINT articulated vehicles will require access to Walsall town centre as part of a future Walsall – Great Barr – Birmingham route.
- The Site Allocations Document needs to allow for future increased interchange capacity in accord with the Walsall town centre interchange major scheme being developed as a potential 2014-2019 LTB priority. This is likely to be based on Transport option 3 of the Issues and Options paper.
- The Site Allocation Document also needs to be recognise the need for increased rail station capacity at Walsall rail station

Early Engagement: To further support this and ensure that new development is served by high quality public transport facilities and services from the outset, it is essential that as well as the inclusion of an individual policy on 'Public Transport', Centro are involved in any future detailed site specific and pre application discussions. This will ensure Centro's role as a key partner in the delivery of this plan and in terms of a duty to cooperate. This will also help to ensure that people travelling in and around these areas do not establish unsustainable travel patterns due to any initial absence of good public transport and ensure that development is in line with the Black Country Core Strategy.

Local Transport Plan: The Local Transport Plan (LTP) looks at the transport needs of the Metropolitan Area and sets out a way forward to deliver those needs through short, medium and long term transport solutions. It also sets out how our transport network can play its part in the transformation of the West Midlands economy. It will demonstrate how this will bring real benefits to people through its contribution to economic revival, creation of jobs, improved accessibility, improved local and national connections by road and rail and better quality of life.

Delivering the Site Allocations Document

In order that the public transport network may be planned for accordingly, Centro would welcome continued joint working with Walsall MBC. Centro considers that planning conditions/agreements or Community Infrastructure Levy should be used in approving new development which would ensure that new development supports walking, cycling and public transport access. In certain cases, it may also be appropriate to require that developer contributions are made towards priority measures and the long-term development of the public transport network.

Next Steps



Centro welcomes the opportunity to discuss potential opportunities, ongoing public transport infrastructure improvements and any matters regarding the long-term development of the public transport network more fully, to inform the ongoing development of the Site Allocations Document.

In the meantime, we would appreciate it if we could be kept informed on the progress of the Site Allocations Document. If you have any further queries or require additional information, please do not hesitate to contact me.

Yours faithfully



Jonathan Haywood
Economic Development Team

Contact Details**Name:****Nigel Gough / Gill Brown****Organisation / Company Name****CPBigwood Ltd****Address****104 – 106 Colmore Row****Birmingham****B3 3AG****Email Address****gbrown@cpbigwood.com****Phone Number****0121-237-4866****Unique reference number****Not known**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant	x	Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s)	Comments
INT:Q1	No: Need to consider the full effects of the provision for housing by Walsall MBC following the issue of the NPPF, the revocation of the RSS, the issuing of the Government's 2011 Interim Housing Forecasts and the requirement to have a longer Plan period than the end date of 2026. All of this means that Walsall requires a higher rate of growth, substantially more housing units to be built and as a result the rolling back of strategic Green Belt sites to meet the need. In particular, there needs to be a specific Key Objective to meet the needs of the elderly within the Plan period because of the expected considerable growth ie the doubling of the numbers in the 20 year period 2006-2026.
AW: Q1	No: Insufficient housing land has been identified to be provided for the substantial need within the Plan period and beyond in compliance with the NPPF
AQ: Q3	Yes: Review of the latest Household Projections ie the 2011 - Household Interim Projections for 2011 – 2021. Effect of the revocation of the West Midlands RSS

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

What do you think? Which options do you agree with most and why?

(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. HO:Q4	Comments
HO: Q1	No. Not identified specifically provision for the elderly in care – generally C2.
HO: Q2	Yes. Our Clients sites at Stencills Farm and Birch Lane referenced in the 'Choices Sites'
HO: Q7	Certainly not. Our Clients 4 identified sites
HO: Q10	This summary does not go sufficiently into the background of each site and the SHLAA assessment should be much more fundamental and indicate properly deliverable sites as required by the NPPF.
HO: Q14	Realistically in order to provide a proper Site Allocations DPD your Authority ought to make provision in its document for sites to provide housing for the elderly and also sites that can provide 100% affordable housing.
HO: Q16	Given the need for a mix of the options it is certain that Walsall will need to make provision in the Green Belt and it should therefore carry out an appropriate exercise to identify Strategic Urban Extensions that are sustainable.
Comment	Realistically your Site Allocations DPD should have a better Table 3.2: Population and Household Comparisons for the elderly section of the population whereby there should be age projections for those over 55 and more particularly a column for those over 70. This is more appropriate than assuming that the elderly are all 80+ which is obviously unhelpful and not generally accepted by LPAs.
	The dwelling site requirement calculation in Table 3.3 should be properly re-worked to provide a 20-year projection, realistically from 2013, with a Plan period end of 2033 in order to reasonably and properly comply with the NPPF. To use a 2006 start date for the Plan period is irrational and unhelpful and no compliant with Government advice.

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on ("Choices sites"), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
SCC: Q3	We have attached an addendum which sets out further and better information about our Client's 4 sites and in particular our planning conclusion that these sites could best be developed for housing.
SCC: Q4	Technically your Authority should have undertaken a more detailed analysis of each of the 'Choices Sites' identifying Key Constraints to their deliverability and timing with a summary and view in planning terms.
SCC: Q5	Whilst one must accept the BCCS strategy for regeneration corridors, this is only one consideration and the provision of appropriate sites to meet the required need will necessitate looking outside these for appropriate and supportive sites to be released which are deliverable within the Plan period.



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CONSULTATION ON SITE ALLOCATION DOCUMENT ISSUES AND OPTIONS

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Residential Letting Agents

1. INTRODUCTION

- 1.1. On behalf of our Client, the Dilke Estate, we set out below further information in support of the release of our Client's 4 parcels of land in Walsall and Aldridge, each of which was identified as a Choices site within the Site Allocations document.
- 1.2. We have separately commented online on the Issues and Options raised in that document.
- 1.3. This document and the completed representations online should be read together in support of the release of those parcels of land.

2. BACKGROUND

Stencills Farm, Mellish Road / Aldridge Road, Walsall

- 2.1. Stencills Farm comprises 38.09 hectares (94.1 acres) of freehold farm land, generally down to arable surrounding a farm house and out buildings. Adjoining the farmhouse is a residential caravan park.
- 2.2. The land slopes down the crest of the hill towards Daw End Branch canal and Longwood Bridge, the A454, where the canal forms the Borough boundary.
- 2.3. The farm is formed into a number of fields with formal hedge boundaries in most cases.
- 2.4. The farm is directly on the boundary of Walsall's urban area. There is a long road frontage to Mellish Road / Aldridge Road with a number of farm gate accesses along it but practically the new roundabout opposite the Dilke Public House offers a full opportunity for a proper and full access provision to service the potential residential development of the farm.
- 2.5. There is a modern business park, the Walsall Business Park, about 200 meters from the eastern boundary of the subject land fronting Aldridge Road.
- 2.6. Stencills Farm is clearly sustainable being directly on the edge of the Calderfields part of St. Matthews ward in this part of the conurbation, offering easy highway access, service and communication provision, local employment, local schools and easy connection to Aldridge and Walsall town centres.
- 2.7. The site has been identified in Table 12.1 reference number 87 under 'Choices sites' by the planning authority in the Site Allocations "I and O". The Site Allocation document identified the need for a further 2,700 homes but only in the time frame of up to 2026 which is only now some 13 years away. Since the adoption of the Core Strategy we have had publication of the NPPF and the requirements to provide for at least 20 years provision in Development Plans. In addition planning authorities are expected to include an immediate 5 year supply throughout the Plan period and to include a residual additional element for up to 20% in order that that target can be properly met. This has now placed new requirements on Walsall to make significantly more land available in order to comply with the NPPF and the emerging Government advice. In addition the repeal of the West Midlands R.S.S and the publication of the Government's 2011 Interim Household Projection figures assist but also compound the problem for Walsall of requiring additional housing provision which realistically should be addressed by the emerging Site Allocations DPD.

- 2.8.** We are not convinced whatsoever that Walsall are properly planning for the need for their Borough within an appropriate timescale for their Plan or taking account of the increased need for provision in their Plan.
- 2.9.** Whilst we feel that Walsall will encourage the recycling of more 'Brownfield' and principally, former employment land for housing, this process is long, demanding and subject to viability and present market conditions. Many of the sites identified are unlikely to provide the required range and type of housing units in order to justify the policy of the Council to provide for a proper and varied portfolio of housing provision.
- 2.10.** Stencills Farm lies on the edge of a part of the conurbation where there is generally, a good market demand for the middle and higher sector of the housing market in the Borough. Generally, this sector of Walsall has not seen significant housing release in the last 10 / 15 years.
- 2.11.** Release of Stencills Farm for market and affordable housing offers an additional opportunity, because of its size and shape, to cater for significant provision for the elderly and those in need of care. This could be in the form of a CCRC (Care Village) of between 4-6 hectares which would help address the substantial and acknowledged need for housing for the elderly in the Borough over the Plan period. Provision for a major nursing home, with dementia care, on the Aldridge Road frontage could underpin that Care Village. It should be noted that the population of the over-80s⁺ will effectively double in the time period in 2006 to 2026. Properly, elderly provision should be considered for those in the range of 55⁺ and with the additional extended Plan period to at least 2031 if not 2033 the requirement to make proper provision in a Site Allocations DPD is essential in order to plan consistent planning policies for this LPA to address the very substantial need and the known demand.
- 2.12.** We would commend you to give proper and reasonable planning support for this release of this land early in the Plan period for the reasons as stated above.

Land fronting Birch Lane, Aldridge

- 2.13.** Our Clients own a parcel of Freehold farmland fronting Birch Lane, Aldridge, generally arable and forming part of a wider area of farmland running from the crest of the hill around Druids Lane and Malvern Drive and then down to Birch House Business Park. This parcel of land is about 5.5 ha (13.7 ac) forming two fields in the layout of fields running eastward between Lazy Hill Road and Stonnall Road.
- 2.14.** There is a valid planning argument for the release of land fronting Stonnall Road running north to the backs of the houses on Lazy Hill Road as an "urban extension", rounding off the development of this part of Aldridge. There is sufficient land to provide a green swathe of open land between any residential urban extension and the Birch House Business Park.
- 2.15.** This area of land is highly sustainable, lying on the edge of the urban area, with the provision of services and infrastructure and local bus services on both Stonnall Road and Lazy Hill Road. There is logic in the urban extension in having the Birch House Business Park close-by. There is even a greater logic in allowing the extension of the Birch House Business Park to provide wider employment opportunities by allocating further land to support new businesses and new opportunities for the Aldridge area generally. There is therefore an opportunity for a sustainable urban extension for both housing and employment to meet the NPPF and emerging Government advice for a re-stimulation of the economy and the economic benefits that stem from the promotion of new employment, new businesses and sustainable surrounding housing.

- 2.16. We have noted that there is substantial housing in the Druids Avenue and Mountford Crescent area for the elderly, ie bungalows and dormer bungalows. We have noted that there is a retirement home on Stonnall Road. For a proper and holistic urban extension there should be provision for C2 housing for the elderly in need of care and the proposed urban extension could properly and reasonably encompass such provision which would complement the elderly housing provision referred to above.
- 2.17. We would commend you to release our Client's landholding as part of the comprehensive development of land between Birch Lane and Lazy Hill Road for housing and employment, with elderly care as set out above.

Land fronting Little Hardwick Road, Streetly

- 2.18. This site comprises 4 fields generally in arable use and Freehold-held by our Clients having a site area of some 10.6 ha (26.4 ac) situated between Bourne Avenue and the Lester Grove / Chester Road area of Streetly. Opposite part of the land is the Sunny Bank Close residential area being part of the urban conclave of Streetly. Lester Grove and Chester Wood provide a substantial frontage development to Little Hardwick Road and Chester Road adjoining our Client's landholding on its eastern side. To the east of the entrance to Bourne Vale is an open area of land but it is surrounded to the west and north by the Bourne Vale housing development which, although in Green Belt, has seen substantial housing development, most of which is very modern. Thus our Client's landholding is sandwiched between developed areas of housing along Little Hardwick Road.
- 2.19. There is a valid planning argument that the whole of the landholding could, and should, reasonably be released for housing in support of the development of Streetly providing a range of housing type and form to complement this urban area. Certainly there is a valid planning reason to develop the open parcel of land to the east of the entrance to Bourne Vale which could not be said in any way to support its retention in the Green Belt and where at the very least the Bourne Vale development could be properly rounded off with appropriate development.
- 2.20. A comprehensive development for the whole of the landholding would offer the opportunity for a full range of market housing supported by affordable housing but also with the ability to appropriately and reasonably provide housing for the elderly and also housing for the elderly in need of care given the scale and size of our Client's landholding in this area.
- 2.21. We would commend you to give serious consideration to the release of the whole of our Client's landholding in conjunction we think with further land to the north of Hardwick Road and to the west of Chester Road as an urban extension for a comprehensive development with a full range of housing. Development here could be in a series of phases throughout the Plan period as the land is generally available for immediate occupation.

Land fronting the extension of Daniels Lane, Aldridge

- 2.22. Our Clients Freehold-own a small field of about 1.3 ha (3.2 ac) of farmland which is served by a track access extending off Daniels Lane.
- 2.23. Very importantly the development of the St. Francis of Assisi Technology College adjoining Daniels Lane has refocused attention on this part of Aldridge and the settlement pattern in this area. The development of our Client's landholding as part of a wider area south of Daniels Lane and east of Erdington Road could be seen as an appropriate urban extension benefiting both from the schools in the area as well as

existing services, transport and bus services and local shopping in the area. This could be a highly sustainable comprehensive urban extension and consideration should be given to its release later in the Plan period to meet the overall housing needs of Walsall MBC.

- 2.24. We would commend you to properly and reasonably consider the release of this area south of Daniels Lane and east of Erdington Road for a sustainable residential development.

CPBigwood Ltd

June 2013

Brereton Michael

From: Melanie Roocroft/GBR/DTZ [Melanie.Roocroft@dtz.com]
Sent: 30 May 2013 09:35
To: Brereton Michael
Subject: RE: Consultation on Site Allocation Document and Town Centre Area Action Plan (Issues and Options) - Ref CFS7 Garages North of Croft St Willenhall

Dear Michael

Thank you for this email, I had not received the earlier communication so the technical gremlins must have been at play !

I have now had the opportunity to read the Councils initial response on the call for sites in respect of the SAD and make the following comments;

Ref CFS7 Garages North of Croft Street, Willenhall

I support the councils view that the land is suitable for housing in collaboration with the adjacent Little London Road school site. If the wider site development does not come to fruition the site is still available and deliverable in the short term for residential development.

regards
Melanie

Melanie Roocroft
Director



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Please consider our environmental footprint before printing this email

From: Brereton Michael [mailto:BreretonM@walsall.gov.uk]
Sent: 13 May 2013 13:40
Subject: Consultation on Site Allocation Document and Town Centre Area Action Plan (Issues and Options)
Importance: High

Dear Sir / Madam,

We have recently tried to contact you by email regarding an important consultation using a contact management system that the Council uses to communicate with our important business customers. However, we are aware that some technical issues have occurred so we wanted to contact you directly to ensure you receive the email below setting out the details of the consultation that runs from 22nd April to 3rd June 2013.

If you have already received the below email then please accept this email as a reminder of the consultation. If you have not previously received the below email please let us know and tell us if you think the consultation deadline of 3rd June 2013 will cause issues for you to respond.

Apologies for any confusion or inconvenience that this may have caused and we look forward to receiving your comments.

Planning 2026: Have Your Say

Contact Details**First Name****Surname****Organisation / Company Name**

First City Limited

Address

19 Waterloo Road,

Wolverhampton

Postcode

WV1 4DY

Email Address

chontell@firstcity.co.uk

Phone Number

01902 710999

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant	X	Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
INT:Q1	<p>It is appreciated, as stated within paragraph 1.3; the SAD is intended to allocate sites throughout the Borough with exception of the Walsall Town Centre and the district centres, with the inset maps set out within the UDP remaining in place. The summary document on page 2 states the district centres will be covered by individual area action plans expected to be prepared in future years.</p> <p>We therefore consider it important to identify and understand the link between the SAD and the future AAPs and the implications which the Walsall Site Allocation DPD will have on the district centres and their respective plans.</p> <p>As the 10 objectives set out within paragraph 1.2, pages 2 and 3 cover the whole borough, further clarifications are required to identify whether the objectives will also be the overarching objectives with minor alterations set out within the future Area Action Plans for the district centres.</p> <p>Further detail is important as it would provide certainty to landowners and developers and to help other interest parties understand how the local area will change over the plan period.</p>

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

What do you think? Which options do you agree with most and why?

(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. HO:Q4	Comments
HO:Q15	<p>Chapter 3.4 states a housing requirement of 11,973 new homes expected by the BCCS, with a remaining requirement to find new sites for 2,700 dwellings. Further clarification is required to distinguish if this figure includes the requirement for housing within the district centres.</p> <p>If the remaining figure of 2,700 dwellings is required for the borough as a whole, i.e., including the district centres this would need to be clarified in order to understand the implications which this would have on these centres and the sites promoted by various parties for their inclusion for housing use within the district centres. Due to the district centres not being considered within the site allocations document, this suggests the 2,700 dwellings required will be allocated to sites outside of the district centres.</p> <p>Of the housing options, we consider a mix of option 1 and 2 to be the most appropriate. It is important to retain employment land for the retention of jobs and to support the introduction of new business into the borough, therefore covered by aspects of option 2. However, it is acknowledged that some existing employment sites are no longer suitable to accommodate employment uses and have been vacant for some time and would be suitable to accommodate housing or retail due to a plethora of reasons such as location, access, size, etc. In these cases it is most important that former employment land is reused for a more appropriate use, as opposed to retaining former employment/industrial land in a use which is no longer suitable for that site. This being identified within housing option 1.</p> <p>We write on behalf of our client, who is the owner of land located within the district centre boundaries of Willenhall. We have submitted representations on many occasion in the past including the Willenhall Area Action Plan (Willenhall: the plan) 2009 which was abandoned.</p> <p>Our clients land is vacant previously industrial land which is available for development. During the Call for Sites consultations we have identified the suitability of the site for mixed use residential (including affordable housing), offices and retail uses. We do not consider it appropriate that this site be kept under its former use. We consider this site would be more appropriate for mixed use development.</p>

	As stated above, we therefore would appreciate clarification on whether all of the housing land requirements will be identified outside of the district centres.
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4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. IN:Q6	Comments

5. Shopping and Services

This chapter looks at the key issues facing Walsall's shopping and services. It focuses on how the SAD can support and strengthen Walsall's centres. The chapter covers all centre uses, including retail, services, offices and leisure. It covers the current policy requirements, the different hierarchy of centres with a particular focus on local centres and looks at the issues around out-of-centre developments.

Walsall Town Centre is being considered through an Area Action Plan (AAP) that will be produced in parallel with the SAD. The District Centres will be addressed later by other plans. This SAD therefore focuses on town centre uses outside of these centres and seeks to provide policies that compliment concentrating investment in centres.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. W:Q3	Comments

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. M:Q4	Comments

10. Transport

This chapter deals with land requirements for transport, namely safeguarding road and rail alignments and land for park and ride facilities.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. TR:Q5	Comments
	<p>It is identified that throughout the borough there will be improvements made to the transportation network to provide increased connectivity to within Walsall and to its surroundings such as Wolverhampton, Birmingham and Lichfield.</p> <p>We would require further information on the likelihood and feasibility of these proposed developments reaching fruition. The document identifies borough wide proposals such as the DSDA Access Project; the Walsall Town Centre Interchange and the Walsall – Lichfield Rail alignment. However, little further information is provided in connection to the involved parties and what is entailed within the proposals.</p> <p>Further information is required in connection to the proposed Walsall – Wolverhampton Rail Line Improvements and in particular the new station proposed at Willenhall which has projected start date of 2019-2024.</p> <p>We are in support of the reopening of the Walsall – Wolverhampton railway line as an important passenger line and to provide a new railway station at Willenhall. This will enable improved links to surrounding areas and the development of this area will provide a high quality gate way to the town centre.</p> <p>Our clients land is located adjacent to the location of the proposed new stations as identified on the adopted UDP Willenhall District Centre inset map. We therefore would appreciate further information on this transport project to identify any potential impacts this would have on our clients' land and our proposed uses for the site.</p>

11. Utilities Infrastructure

This chapter deals with the other types of physical infrastructure that are required to serve existing and proposed developments within the borough, and which are generally provided by the utility companies. They include water supplies and waste water, energy supplies, and telecommunications.

Most of these infrastructure types will not require additional land in Walsall. Features such as power stations, sewage works and certain types of renewable energy infrastructure require sites but these may not have to be located in the borough. Distribution networks to connect to the utilities infrastructure will however need to be located within Walsall. The availability of, and the cost of providing all types utilities

infrastructure where they are not already available can have a major impact on the viability and deliverability of developments.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. UI:Q2	Comments

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments

13. Delivery and Viability

The National Planning Policy Framework states that plans should be deliverable. The Black Country Core Strategy (BCCS) sets out the need to produce a Site Allocation Document to help deliver the sites and infrastructure needed to support the visions of the BCCS up to the end of the plan period (2026). This in many cases involves the re-development of former industrial sites for employment and other uses but a large proportion of these sites are affected by contamination and instability issues that can add significantly to costs and affect the viability of development. It may also be necessary to assemble parcels of land to provide an adequately sized site for development or to address infrastructure constraints such as the need to improve highway access. The BCCS requires arrangements to be made for the relocation of existing employment uses where employment sites are released for other uses.

What do you think?

(Please state all question numbers when answering any of the questions)

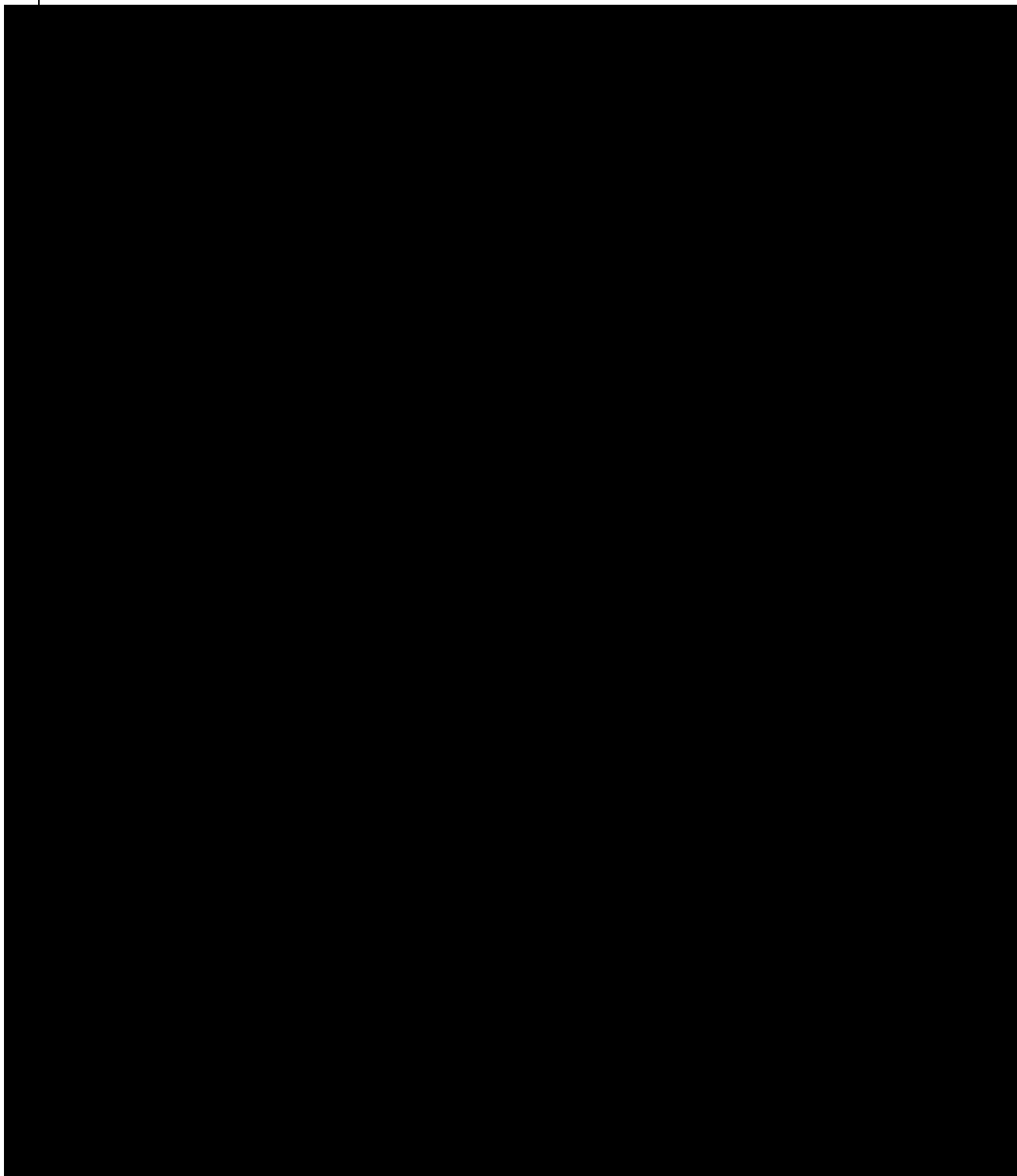
Question Number(s) e.g. DV:Q3	Comments

Any other comments...

We have submitted representations on behalf of our client who is the owner of land located within the boundaries of Willenhall District Centre. We have been promoting the land for mixed use residential, offices and retail for a number of years (since 2009). This has been through the plethora of consultations which have been taking place including the 'Call for Sites' and the abandoned Willenhall Area Action Plan (Willenhall: the plan). We are enthusiastic to work with the Council and ensure exciting plans are developed to enable Walsall borough to be developed during the plan period.

We appreciate that the Walsall Site Allocations document will not include proposals for the district centres as this will be dealt with within separate Area Action Plans. However, as the district centres are within the wider borough it is essential to

understand the link between the two areas of the borough.



Contact Details**First Name** Kay**Surname** Davies**Organisation / Company Name** Fisher German**Address** St Helens Court
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Ashby de la Zouch
Leicestershire**Postcode** LE65 1HS**Email Address** kay.davies@fishergerman.co.uk**Phone Number** 01530 567476**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant	x	Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
INT:Q1	<p>The proposed objectives for the site allocation document are supported, in particular reference in paragraph 3 which seeks to deliver the development of new housing on vacant, derelict and underused land is welcomed.</p> <p>Having regard to the Council's objective to deliver new housing on underused land, it is requested that the Council reviews land at Clayhanger Lane, Clayhanger. This land is currently the subject of Green Belt designation which is wholly inappropriate in this location as the land is enclosed by residential development.</p> <p>Clayhanger is directly related to Brownhills with the settlements forming a cohesion of residential accommodation, services and employment opportunities.</p> <p>The purpose of Green Belt is:</p> <ul style="list-style-type: none"> • to check the unrestricted sprawl of large built up areas • to prevent neighbouring towns merging into one another • to assist in safeguarding the countryside from encroachment • to preserve the setting and special character of historic towns • to assist in urban regeneration by encouraging the recycling of derelict and other urban land. <p>It is considered that the land at Clayhanger Lane, Clayhanger serves none of the above purposes in respect of the first bullet point set out</p>

	<p>above.</p> <p>Brownhills cannot be considered a 'large built up area'. The settlement has a population of approximately 12,600 which barely classes it as a small town. It is not a large built up area and therefore does not conform to this particular purpose of the Green Belt.</p> <p>In respect of the second purpose of the Green Belt this seeks to prevent 'neighbouring towns merging into one another'. As set out previously Brownhills can barely be considered a small town and Clayhanger is a small village. Neither settlement can be considered a town and, therefore, does not conform with this purpose of the Green Belt.</p> <p>In respect of the third purpose, this would be accepted if the land at Clayhanger Lane was located on the edge of the settlement and adjoining the wider countryside. However the site is directly related to Brownhills and Clayhanger and does not form part of the wider open countryside. This purpose of the Green Belt does not, therefore, apply in this location.</p> <p>A further purpose of a Green Belt designation seeks to preserve the setting and special character of historic towns. Brownhills (and Clayhanger) is not a historic town in so far that it has areas of special character to protect. This is evident in the settlements lack of a conservation area. It is, therefore, considered that this particular purpose of the Green Belt does not apply for the land at Clayhanger Lane, Clayhanger.</p> <p>Finally Green Belts seek to assist regeneration by encouraging the recycling of derelict and other urban land. The redevelopment of brownfield land within Walsall has been high, however, this land is a finite resource and it is submitted that provision now needs to be made for Greenfield land to come forward to meet housing needs. This purpose for retaining this site in the Green Belt in this location is now considered redundant.</p> <p>Having regard to the above, it is clear that the land at Clayhanger Lane, Clayhanger does not meet any of the purposes of Green Belt, as set out in the NPPF. Even if the land did meet the requirements, the value of its contribution would have to be questioned. The limited width of this parcel of land is not substantial enough to contribute to any of the fundamental areas of the Green Belt.</p> <p>It is, therefore, requested that the underused land at Clayhanger Lane, is reconsidered by the Council for allocation of residential development. Development of the site would deliver a well designed and planned space, with the provision of formal and maintained open space providing an improved public realm.</p>
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3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO:Q13	<p>Land at Clayhanger Lane, Clayhanger is suitable for housing development. A site submission in respect of the site accompanies these representations.</p> <p>As set out in response to INT:Q1 it is requested that the Council reviews its position in respect of this site. It is considered that the Green Belt designation is wholly inappropriate and not in conformance with National Planning Policy.</p> <p>The development of this small parcel of land would deliver a well designed and planned space, with the provision of formal and well maintained open space providing an improved public realm and more usable space. In addition the development of the site would meet one of the Council's key objectives to deliver sustainable communities through the development of new housing on underused land.</p>
HO:Q15	<p>It is considered that a combination of option 2 and option 3 should be implemented in order to ensure that the most suitable sites are identified for development. In identifying future sites for development it is essential that Green Belt sites are reviewed. As has been demonstrated in the earlier representations, the identification of some parcels of Green Belt land is inappropriate and is not in conformity with the purpose of Green Belt, as identified by National Policy. These incorrectly identified sites need to be reviewed with a view to allocating some land for residential development.</p>
HO:Q16	<p>As set out above, the Green Belt land currently identified requires review. It is considered that the review of the Green Belt will release small parcels of land from this designation. If this is the case, released sites could be developed, thereby reducing the need to accommodate development on Green Belt land.</p> <p>As set out previously it is considered that the review of Green Belt should include land at Clayhanger Lane, Clayhanger. The identification of this land as Green Belt is inappropriate and not in accordance with National Policy.</p>

4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
	N/A

5. Shopping and Services

This chapter looks at the key issues facing Walsall's shopping and services. It focuses on how the SAD can support and strengthen Walsall's centres. The chapter covers all centre uses, including retail, services, offices and leisure. It covers the current policy requirements, the different hierarchy of centres with a particular focus on local centres and looks at the issues around out-of-centre developments.

Walsall Town Centre is being considered through an Area Action Plan (AAP) that will be produced in parallel with the SAD. The District Centres will be addressed later by other plans. This SAD therefore focuses on town centre uses outside of these centres and seeks to provide policies that compliment concentrating investment in centres.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. SH:Q8	Comments
	N/A

6. Open Space, Leisure and Community Facilities

This chapter covers land and facilities that support the health, education and well-being of communities. It includes urban open space, sport and recreation centres, education, training and healthcare facilities, and other community facilities. Many of these uses, especially those that take place in buildings, will be located in the town, district and local centres, or other places with good public transport, cycle or pedestrian links to the communities they serve.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. OS:Q2	Comments
	N/A

7. Environmental Network

This section covers features of both the natural and built environment that are essential for the well-being of both people and the economy, which enhance the quality of life, or are of historic importance. It includes water issues (flood risk, water provision and drainage, and canals), strategic open space sites for recreation, a network of nature conservation sites, and historic buildings and landscapes. It attempts to highlight where different approaches to the environment might be needed for different locations in the Borough.

Our aim is to ensure protection and enhancement of important existing environmental assets, particularly in locations near to significant new development, and also to seek to extend links between sites wherever possible to deliver a high quality environmental network across the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. ENV:Q11	Comments
	N/A

8. Waste Management

This chapter covers future requirements for waste management infrastructure. It is a key objective of existing local and national policy that the amount of waste produced should be reduced, and that as much value as possible should be recovered from unavoidable waste. Local plans are expected to play a role in this, by making provision for the infrastructure required to make this happen. We therefore need to identify locations in the borough where new recycling and recovery facilities could be developed, and allocate sites where such projects are expected to be delivered during the plan period. We also need to safeguard “strategic” waste management sites, which provide most of the borough’s existing waste management capacity, from other development that could compromise their continued operation.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. W:Q3	Comments
	N/A

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. M:Q4	Comments
M:Q1 & Q1	All areas are considered to have been included in the SAD and Areas of Search cover the key minerals required.
M:Q3 & Q4	N/A
M:Q5	It is agreed that the existing permitted sites should be shown and allocated as per Maps 1-3.
M:Q6	The Areas of Search are appropriate as identified on Map 3. With regard to Yorks Bridge, it would seem appropriate to combine the Areas of Search to show the larger area covered, i.e. the combined areas of 4a, 4b and 4c on Map3.
M:Q7	No new mineral extraction sites are proposed, a criteria based approach is considered acceptable.
M:Q8	Support is given for the potential site at Yorks Bridge.
M:Q9, 10	N/A
M:Q11	The environmental impacts of any future mineral extraction at the potential new sites would be fully assessed as part of any planning application.
M:Q12	Mineral Safeguarding Area: Option 1a is supported as a general policy for safeguarding all areas of potential mineral reserves. Meeting Mineral Supply – Fireclay: Minerals Option 4c is supported as the combined area of search for Yorks Bridge.

10. Transport

This chapter deals with land requirements for transport, namely safeguarding road and rail alignments and land for park and ride facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. TR:Q5	Comments
	N/A

11. Utilities Infrastructure

This chapter deals with the other types of physical infrastructure that are required to serve existing and proposed developments within the borough, and which are generally provided by the utility companies. They include water supplies and waste water, energy supplies, and telecommunications.

Most of these infrastructure types will not require additional land in Walsall. Features such as power stations, sewage works and certain types of renewable energy infrastructure require sites but these may not have to be located in the borough. Distribution networks to connect to the utilities infrastructure will however need to be located within Walsall. The availability of, and the cost of providing all types utilities infrastructure where they are not already available can have a major impact on the viability and deliverability of developments.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. UI:Q2	Comments
	N/A

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
SCC:Q2	<p style="color: #C8513E;">Further to the representations set out earlier, a site submission in respect of land at Clayhanger Lane, Clayhanger accompanies this submission.</p> <p style="color: #C8513E;">Land at Clayhanger Lane is available, suitable and deliverable. The site has no known constraints and the landowner is committed to its delivery.</p> <p style="color: #C8513E;">The development of the site will create an improved public realm providing a space usable for all.</p>

13. Delivery and Viability

The National Planning Policy Framework states that plans should be deliverable. The Black Country Core Strategy (BCCS) sets out the need to produce a Site Allocation Document to help deliver the sites and infrastructure needed to support the visions of the BCCS up to the end of the plan period (2026). This in many cases involves the re-development of former industrial sites for employment and other uses but a large proportion of these sites are affected by contamination and instability issues that can add significantly to costs and affect the viability of development. It may also be necessary to assemble parcels of land to provide an adequately sized site for development or to address infrastructure constraints such as the need to improve highway access. The BCCS requires arrangements to be made for the relocation of existing employment uses where employment sites are released for other uses.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. DV:Q3	Comments
	N/A

Any other comments...

N/A

Contact Details**First Name** Liberty**Surname** Stones**Organisation / Company Name** Fisher German LLP**Address** St Helens Court, Ashby de la Zouch, Leicestershire**Postcode** LE65 1HS**Email Address** liberty.stones@fishergerman.co.uk**Phone Number** 01530 567 478**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant	X	Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
INT:Q1	<p>The proposed objectives for the Site Allocations document are supported; in particular the reference in paragraph 3, which seeks to deliver the development of new housing on vacant, derelict and underused land, is welcomed.</p> <p>Having regard to the Council's objective to deliver new housing on vacant and underused land, it is requested that the Council reviews land at Northfields Way, Clayhanger. This land is currently the subject of Green Belt designation which is considered wholly inappropriate in this location.</p> <p>Clayhanger is directly related to Brownhills; the development of the Curlew Drive housing development in the early 2000's has further enhanced this relationship between the two settlements.</p> <p>As set out within the NPPF, the purpose of Green Belt is:</p> <ul style="list-style-type: none"> • to check the unrestricted sprawl of large built up areas; • to prevent neighbouring towns merging into one another; • to assist in safeguarding the countryside from encroachment; • to preserve the setting and special character of historic towns; and, • to assist in urban regeneration by encouraging the recycling of derelict and other urban land. <p>It is considered that the land at Northfields Way, Clayhanger serves none of the above purposes.</p> <p>In respect of the first bullet point set out above Brownhills cannot be</p>

	<p>considered a 'large built up area'. The settlement has a population of approximately 12,600 which barely classes it as a small town. It is not a large built up area and therefore does not conform to this particular purpose of the Green Belt.</p> <p>The second purpose of the Green Belt seeks to prevent 'neighbouring towns merging into one another'. As set out previously Brownhills can barely be considered a small town and Clayhanger is a small village. Neither settlement can be considered a town; therefore, the designation applied to land at Northfields Way does not conform to this purpose of the Green Belt.</p> <p>In respect of the third purpose, the land at Northfields Way would need to be located on the edge of the settlement and adjoining the wider countryside in order to conform to this purpose of a Green Belt designation. The site is however directly related to Brownhills and Clayhanger and does not form part of the wider open countryside. This purpose of the Green Belt does not, therefore, apply in this location.</p> <p>A further purpose of a Green Belt designation seeks to preserve the setting and special character of historic towns. Brownhills (and Clayhanger) is not a historic town in so far that it has no areas of special character to protect. This is evident in the settlements lack of a conservation area. It is, therefore, considered that this particular purpose of the Green Belt does not apply for the land at Northfields Way, Clayhanger.</p> <p>Finally Green Belts seek to assist regeneration by encouraging the recycling of derelict and other urban land. The land does not perform this purpose for Green Belt. The land at Northfields Way has become a derelict space and is the subject of regular fly tipping and attracts travellers, illegally setting up home on the site for a period of time.</p> <p>Having regard to the above, it is clear that the land at Northfields Way, Clayhanger does not meet any of the purposes of Green Belt, as set out in the NPPF.</p> <p>Even if the land did meet the requirements, the value of its contribution would have to be questioned. At its widest point, the parcel of land measures 70 metres between development to the north and existing development to the south. The land is not, therefore, substantial enough to contribute to any of the fundamental purposes of the Green Belt.</p> <p>It is, therefore, requested that the vacant and underused land at Northfields Way, which currently attracts fly tipping and illegal use by travellers, is reconsidered by the Council for allocation for residential development. Development of the site would deliver a well-designed and planned space, with the provision of formal and maintained open space providing an improved public realm and a better environment for those who currently use the site for activities such as dog walking.</p>
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3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO:Q13	<p>Land at Northfields Way, Clayhanger is suitable for housing development. A site submission in respect of the site accompanies these representations.</p> <p>As set out in response to INT:Q1 it is requested that the Council reviews its position in respect of this site. It is considered that the Green Belt designation is wholly inappropriate and not in conformance with National Planning Policy.</p> <p>The development of this small parcel of land would deliver a well-designed and planned space, with the provision of formal and well maintained open space providing an improved public realm and more usable space. In addition the development of the site would meet one of the Council's key objectives to deliver sustainable communities through the development of new housing on vacant, derelict and underused land.</p>
HO:Q15	<p>It is considered that a combination of Option 2 and Option 3 should be implemented in order to ensure that the most suitable sites are identified for development. In identifying future sites for development it is essential that Green Belt sites are reviewed. As has been demonstrated in the earlier representations, the identification of some parcels of Green Belt land is inappropriate and is not in conformity with the purpose of Green Belt, as identified by National Policy. These incorrectly identified sites need to be reviewed with a view to allocating some land for residential development.</p>
HO:Q16	<p>As set out above, the Green Belt land currently identified requires review. It is considered that the review of the Green Belt will result in small parcels of land being released from this designation. If this is the case, released sites could be developed for residential use, thereby reducing the need to accommodate development on appropriately identified Green Belt land.</p> <p>As set out previously it is considered that the review of Green Belt land should include land at Northfields Way, Clayhanger. The identification of this land as Green Belt is inappropriate and not in accordance with National Policy.</p>

4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
	N/A

5. Shopping and Services

This chapter looks at the key issues facing Walsall's shopping and services. It focuses on how the SAD can support and strengthen Walsall's centres. The chapter covers all centre uses, including retail, services, offices and leisure. It covers the current policy requirements, the different hierarchy of centres with a particular focus on local centres and looks at the issues around out-of-centre developments.

Walsall Town Centre is being considered through an Area Action Plan (AAP) that will be produced in parallel with the SAD. The District Centres will be addressed later by other plans. This SAD therefore focuses on town centre uses outside of these centres and seeks to provide policies that compliment concentrating investment in centres.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. SH:Q8	Comments
	N/A

6. Open Space, Leisure and Community Facilities

This chapter covers land and facilities that support the health, education and well-being of communities. It includes urban open space, sport and recreation centres, education, training and healthcare facilities, and other community facilities. Many of these uses, especially those that take place in buildings, will be located in the town, district and local centres, or other places with good public transport, cycle or pedestrian links to the communities they serve.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. OS:Q2	Comments
	N/A

7. Environmental Network

This section covers features of both the natural and built environment that are essential for the well-being of both people and the economy, which enhance the quality of life, or are of historic importance. It includes water issues (flood risk, water provision and drainage, and canals), strategic open space sites for recreation, a network of nature conservation sites, and historic buildings and landscapes. It attempts to highlight where different approaches to the environment might be needed for different locations in the Borough.

Our aim is to ensure protection and enhancement of important existing environmental assets, particularly in locations near to significant new development, and also to seek to extend links between sites wherever possible to deliver a high quality environmental network across the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. ENV:Q11	Comments
	N/A

8. Waste Management

This chapter covers future requirements for waste management infrastructure. It is a key objective of existing local and national policy that the amount of waste produced should be reduced, and that as much value as possible should be recovered from unavoidable waste. Local plans are expected to play a role in this, by making provision for the infrastructure required to make this happen. We therefore need to identify locations in the borough where new recycling and recovery facilities could be developed, and allocate sites where such projects are expected to be delivered during the plan period. We also need to safeguard “strategic” waste management sites, which provide most of the borough’s existing waste management capacity, from other development that could compromise their continued operation.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. W:Q3	Comments
	N/A

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. M:Q4	Comments
	N/A

10. Transport

This chapter deals with land requirements for transport, namely safeguarding road and rail alignments and land for park and ride facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. TR:Q5	Comments
	N/A

11. Utilities Infrastructure

This chapter deals with the other types of physical infrastructure that are required to serve existing and proposed developments within the borough, and which are generally provided by the utility companies. They include water supplies and waste water, energy supplies, and telecommunications.

Most of these infrastructure types will not require additional land in Walsall. Features such as power stations, sewage works and certain types of renewable energy infrastructure require sites but these may not have to be located in the borough. Distribution networks to connect to the utilities infrastructure will however need to be located within Walsall. The availability of, and the cost of providing all types utilities infrastructure where they are not already available can have a major impact on the viability and deliverability of developments.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. UI:Q2	Comments
	N/A

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
SCC:Q2	<p>Further to the representations set out earlier, a site submission in respect of land at Northfields Way, Clayhanger accompanies this submission.</p> <p>Land at Northfields Way is available, suitable and deliverable. The site has no known constraints and the landowner is committed to its delivery.</p> <p>The development of the site will create an improved public realm providing a space usable for all.</p>

13. Delivery and Viability

The National Planning Policy Framework states that plans should be deliverable. The Black Country Core Strategy (BCCS) sets out the need to produce a Site Allocation Document to help deliver the sites and infrastructure needed to support the visions of the BCCS up to the end of the plan period (2026). This in many cases involves the re-development of former industrial sites for employment and other uses but a large proportion of these sites are affected by contamination and instability issues that can add significantly to costs and affect the viability of development. It may also be necessary to assemble parcels of land to provide an adequately sized site for development or to address infrastructure constraints such as the need to improve highway access. The BCCS requires arrangements to be made for the relocation of existing employment uses where employment sites are released for other uses.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. DV:Q3	Comments
	N/A

Any other comments...

N/A

Contact Details

First Name Michael

Surname Evans

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Postcode EC2M 4RB

Email Address planning1@live.co.uk

Robin.dixon@rbs.com

Phone Number 07809 119336

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input type="checkbox"/>	Local Authority	<input type="checkbox"/>
Business	<input type="checkbox"/>	Public service provider e.g. education	<input type="checkbox"/>

		establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant	x	Charity	
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What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
HO Q10 HO Q13	See Below

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
<p>HO Q10 HO Q13</p>	<p>West Register Realisations Ltd/RBS are freehold owners of two brownfield sites in the Walsall Council area. To date they do not appear to have been identified as potential housing sites within the SHLAA.</p> <p>The addresses are listed below and a separate submission will be made through the "Call for Sites" process giving greater detail of their suitability and deliverability.</p> <p>Site 1: Land fronting 161 Wolverhampton Road West, Walsall, WS2 0BX</p> <p>The site had planning consent granted in 2005 for a 21 apartment scheme (8 No. 2 bed and 13 No. 1 bed) and associated parking subject to a S106 Agreement.</p> <p>The site area totals approximately 0.23 acres (0.09 hectares) and was formally a petrol filling station.</p> <p>Site 2: Former Servis Site, Darlaston Road, Wednesbury, WS10 7SR</p> <p>Previous planning history.</p> <p>OUT/07/0693/OL/W5</p> <p>09/1064/RM</p> <p>11/1298/TE dated 8/2 /12 (extant)</p> <p>Proposal: Application for the extension of time to implement the reserved matters for residential development (approved under 09/1064/RM) following outline planning permission reference 07/0693/OL/W5.</p>

31 May 2013

Mr M. Smith
Planning Policy Manager
Planning and Building Control
Walsall Council
Darwell Street
Walsall
WS1 1DG

Your Ref CH6

Dear Mike,

RE: ALLEN'S LANE, PELSALL.

Thank you for inviting me to your "Planning 2026: Have Your Say" event at Walsall Council House on 15 May. I thought your presentation was excellent as was the display of information at the event.

Please find the attached Walsall Site Allocation Document "Have Your Say" response form completed with our initial comments.

My client, Mr Tony Cox, has now returned from holiday and has asked me to continue with the promotion of his site at Allen's Lane. As discussed with you at the meeting we acknowledge that the site is within the green belt and that if all sites put forward for development are able to be developed there will be little requirement for previously undeveloped land for houses. However I understand that there is a real possibility that some site will not be economically viable because of poor ground conditions and land contamination, not to mention because of the need to cease or relocate existing uses.

My client strongly believes that there is an opportunity to provide significant ecological enhancements through the creation of a nature reserve along the lower levels of the site, and also to provide land for public open spaces potentially for sport, recreation and leisure. These enhancements can only be provided if they form a part of a significant housing development in order to finance the capital cost of these land uses.

Mr Cox has commissioned an extended Phase One Habitat Assessment for the site to determine what is already there and what measures can be designed in to the scheme to provide a sustainable drainage scheme and ecological enhancements to the site.

We will then prepare a conceptual plan of the site layout proposals taking the ecological report, flood risk mapping and the desire for some public open space into account. We aim to seek public opinion about the proposals for the site. This may involve a public display or exhibition of the proposals and interaction with the local community to see if the proposals are seen as positive for this site.



We anticipate being able to respond further to your consultation process in respect to the Allen's Lane site in light of our findings by the end of July 2013.

I trust this is acceptable? If you have any questions please do not hesitate to call me or e-mail me at phil.plant@midwestplanning.co.uk

Yours sincerely

Phil Plant BSc (Hons) MRICS
Mid West Planning Ltd



Contact Details

First Name Phil

Surname Plant

Organisation / Company Name Mid West Planning Ltd

Address Offley House, 18 Church Street, Shifnal, Shropshire.

Postcode TF11 9AA

Email Address phil.plant@midwestplanning.co.uk

Phone Number 01952 276745

Unique reference number (?)

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

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What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
INT Q1	<p>Generally the objectives are appropriate for Walsall, however it is imperative to safeguard employment land in the current economic circumstances.</p> <p><i>1. To allocate high quality employment land in the best locations, allowing existing businesses to expand and new businesses to locate in the Borough;</i></p> <p><i>2. To retain local quality employment land in long-term employment use, to enable existing businesses to stay in Walsall;</i></p> <p>It always concerns me if land used for existing employment uses is allocated for housing because the employment opportunities may be lost forever. Not all businesses will happily relocate in times of economic uncertainty. Consequently great emphasis should be put on the objectives above.</p>
AWQ1	<p>Smaller, appropriate employment land sites should be retained to allow for smaller scale private investment. Appropriate employment uses of land add to the diversity and mix allowing local employment opportunities for local people. Walsall has the opportunity to draw business into the area by retaining small freehold sites for smaller businesses.</p>

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HOQ1	Key issues are identified, but rather than concentrate solely on reducing the cost (and quality) of housing, more emphasis should be put on increasing employment, economic diversity and average incomes to make good quality housing affordable to more people.
HOQ2	Should we seek to segregate these members of the community?
HOQ5	<i>"Are there any sites that might be particularly suitable for development for affordable housing or "aspirational" housing?"</i> Yes, the Allen's Lane site is very suitable for a mix of affordable housing and aspirational housing for all sectors of the community.
HOQ6	<i>"What do you think the Council should do to attract aspirational housing?"</i> Make sites attractive and spacious with good quality open spaces, ecological enhancements wherever possible, and access to recreation areas, cycle network and footpaths. Endeavour to find employment uses for the more contaminated sites put forward for housing because no one would want to live on a site that has a history of contamination.
HOQ10	I specifically support to development of the Allen's Road Site for mainly a mix of housing, but with the provision of a nature reserve to make ecological enhancements to the site, specifically in the lower areas of the site. Provision of a sport/leisure and recreation area would also be possible and desirable. Details of which can be agreed with Walsall Council and the local community through consultation. The improved wildlife habitat and recreation/sports and leisure area created as part of the overall scheme will add to the quality of the site for the occupants of the proposed housing, and for the wider community. The provision and maintenance of these features can be ensured in perpetuity through the use of a Section 106 agreement.

HOQ11	The density of housing and mix of housing can be agreed as part of the ongoing consultation with Walsall Council and the local community.
HOQ12	Perhaps there should be an expectation that housing sites of green belt land meet higher standards for energy efficiency than for houses in the development boundary to off-set the impact on the green belt? An assessment of new house designs under the Code for Sustainable Homes might be appropriate?
HOQ15	<p>Option Two maximises the opportunity to retain employment land which is essential in the current economic climate. If currently utilised employment land subsequently becomes available, it can be re-developed for lighter industry, offices, or for housing at a later date.</p> <p>If the economy picks up and demand increases, these sites will become more attractive to both business users and house builders.</p>
HOQ16	<p>Additional housing demand in the short term can be taken up through the implementation of Option Three, which would help to kickstart the economy because the sites are more attractive to developers and can often be started more quickly.</p> <p>Allow the sensitive development of the green belt for the reasons stated above.</p>
HOQ17	Do you assess the potential economic/disruptive cost of the relocation of businesses and employment opportunities when existing business/employment land is lost to housing development?

4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
INQ1	The options set out are clear and concise. The options, if considered as hierarchical options with Option One being the first to consider is a good way to steer industrial development to previously industrial land.
INDQ5	Land used for and allocated for industrial/employment uses should be retained for this purpose to maintain an adequate supply of employment land.
INDQ6	The general presumption should be in favour of retaining this land for industrial/employment use. Local sites for employment uses should be protected to provide local employment opportunities and reduce the need for travel to Walsall centre.

6. Open Space, Leisure and Community Facilities

This chapter covers land and facilities that support the health, education and well-being of communities. It includes urban open space, sport and recreation centres, education, training and healthcare facilities, and other community facilities. Many of these uses, especially those that take place in buildings, will be located in the town, district and local centres, or other places with good public transport, cycle or pedestrian links to the communities they serve.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. OS:Q2	Comments
OSQ1	The Allen's Lane site could be developed for a mix of housing with open space, to include a nature reserve and sports and recreation areas.
OSQ3	This site has the potential to meet some of the identified housing land requirement and green space that could provide opportunities for leisure and recreation, wildlife conservation, and increasing biodiversity and geodiversity education and awareness.
OSQ7	The Allen's Lane Site could meet these criteria if adopted for a mix of housing, open space and leisure uses. Community involvement and support for these uses is desired.

7. Environmental Network

This section covers features of both the natural and built environment that are essential for the well-being of both people and the economy, which enhance the quality of life, or are of historic importance. It includes water issues (flood risk, water provision and drainage, and canals), strategic open space sites for recreation, a network of nature conservation sites, and historic buildings and landscapes. It attempts to highlight where different approaches to the environment might be needed for different locations in the Borough.

Our aim is to ensure protection and enhancement of important existing environmental assets, particularly in locations near to significant new development, and also to seek to extend links between sites wherever possible to deliver a high quality environmental network across the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. ENV:Q11	Comments
ENVQ1	<p>The Allen's Lane Site could help to meet the Key Issue "3".</p> <p>The Allen's Lane site could be developed for a mix of housing with open space, to include a nature reserve and sports and recreation areas.</p> <p>This site has the potential to meet some of the identified housing land requirement and green space that could provide opportunities for leisure and recreation, wildlife conservation, and increasing biodiversity and geodiversity education and awareness, thus meeting the objectives of the SAD in this respect.</p>
ENVQ3	<p>The owner of the Allen's Lane site (CH6) has commissioned an Extended Phase One Ecological Report to identify what is on the site and a report to suggest ways of protecting and enhancing the wildlife habitat with the intention of creating a nature reserve on part of this site. The findings of this report will be send to Walsall Council during July 2013.</p>

<p>ENVQ5</p> <p>ENVQ6</p> <p>ENVQ16</p>	<p>A small proportion of the Allen's Road site is identified on the E.A. flood risk map as susceptible to flooding. Creation of the nature reserve in this area could form part of the sustainable drainage scheme for the housing development and alleviate flooding elsewhere by incorporating wildflower meadows and grassy buffer zones etc, subject to the recommendations of the ecologist and in liaison with Walsall Council and the local community.</p> <p>Option one. This will maximise the opportunities for creating a better environment for the local community, and for habitat creation and biodiversity enhancements all over the Borough.</p>
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12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
SCCQ2	Yes
SCCQ3	Yes. I am particularly interested in promoting the Allen’s Lane Site (CH6) and will provide evidence to support this site in due course. This will include an ecological survey, a conceptual layout, and hopefully public consultation regarding the site owner’s proposals which will include a mix of housing, open space including nature reserve, recreation and sports pitch open space.
SCCQ7	Yes.

Contact Details**First Name** Guy**Surname** Bailey**Organisation / Company Name** RPS Group PLC**Address** 20 Western Avenue, Milton Park, Abingdon, Oxon**Postcode** OX14 4SH**Email Address** baileyg@rpsgroup.com**Phone Number** 01235 821888**Unique reference number** Unique Site Ref 5, CFS5, HO66, SHLAA 434**Please place an X in the one box that best describes you / your role in responding to this consultation.**

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
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Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
	No Comments

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO:Q8	<p>The basis for the assumptions and discounts made is not clear and has no referenced evidence base. Further, it states that '10% of sites with a valid planning permission' will not be built, as opposed to 10% of permitted housing. The latter is a calculation that can be easily determined, whilst the former provides no definitive number of houses not built, as it will depend on which 10% of the permitted sites are not progressed.</p> <p>The same comment is made in respect of the '15% of sites with a lapsed planning permission.....'.</p>
HO:Q10	<p>We support the inclusion of site reference HO66 within the list of Potential Housing Sites to Allocate.</p> <p>The site's location and context, in close proximity to residential properties, mean its continued future use for industrial purposes is unsatisfactory and would continue to significantly affect the amenities of those residential units. We therefore support the conclusions of the Council as stated in their response to the 'Call for Sites Submissions' that its proposed use for residential purposes would be consistent with the Council's current land use policy.</p>
HO:Q11	<p>The sites location close to the town centre, sustainable forms of transportation as well as its proximity to the canal side and its associated regeneration require that its residential development reflects its potential value, high potential development costs and contextual constraints. Development of a high density is therefore likely to be required to address these costs and market demand.</p>

HO:Q15	<p>We consider that Housing Option 1 should be pursued when identifying land to be developed for future residential use. Such an approach would comply with the policies and objectives contained within the recently adopted Black Country Core Strategy (BCCS) and the National Planning Policy Framework (NPPF).</p>
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4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
IN:Q5	We support the identification of the land off Hollyhedge Close (CFS5) as suitable for alternative uses due to its proximity to housing and constrained access, following the conclusion of the Council's Employment Land Review (ELR) that the site should be considered for release from such use.

5. Shopping and Services

This chapter looks at the key issues facing Walsall's shopping and services. It focuses on how the SAD can support and strengthen Walsall's centres. The chapter covers all centre uses, including retail, services, offices and leisure. It covers the current policy requirements, the different hierarchy of centres with a particular focus on local centres and looks at the issues around out-of-centre developments.

Walsall Town Centre is being considered through an Area Action Plan (AAP) that will be produced in parallel with the SAD. The District Centres will be addressed later by other plans. This SAD therefore focuses on town centre uses outside of these centres and seeks to provide policies that compliment concentrating investment in centres.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. SH:Q8	Comments
	No comments

6. Open Space, Leisure and Community Facilities

This chapter covers land and facilities that support the health, education and well-being of communities. It includes urban open space, sport and recreation centres, education, training and healthcare facilities, and other community facilities. Many of these uses, especially those that take place in buildings, will be located in the town, district and local centres, or other places with good public transport, cycle or pedestrian links to the communities they serve.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. OS:Q2	Comments
	<p style="text-align: center;">No comments</p>

7. Environmental Network

This section covers features of both the natural and built environment that are essential for the well-being of both people and the economy, which enhance the quality of life, or are of historic importance. It includes water issues (flood risk, water provision and drainage, and canals), strategic open space sites for recreation, a network of nature conservation sites, and historic buildings and landscapes. It attempts to highlight where different approaches to the environment might be needed for different locations in the Borough.

Our aim is to ensure protection and enhancement of important existing environmental assets, particularly in locations near to significant new development, and also to seek to extend links between sites wherever possible to deliver a high quality environmental network across the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. ENV:Q11	Comments
	No comments

8. Waste Management

This chapter covers future requirements for waste management infrastructure. It is a key objective of existing local and national policy that the amount of waste produced should be reduced, and that as much value as possible should be recovered from unavoidable waste. Local plans are expected to play a role in this, by making provision for the infrastructure required to make this happen. We therefore need to identify locations in the borough where new recycling and recovery facilities could be developed, and allocate sites where such projects are expected to be delivered during the plan period. We also need to safeguard “strategic” waste management sites, which provide most of the borough’s existing waste management capacity, from other development that could compromise their continued operation.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. W:Q3	Comments
	No comments

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. M:Q4	Comments
	No comments

10. Transport

This chapter deals with land requirements for transport, namely safeguarding road and rail alignments and land for park and ride facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. TR:Q5	Comments
	No comments

11. Utilities Infrastructure

This chapter deals with the other types of physical infrastructure that are required to serve existing and proposed developments within the borough, and which are generally provided by the utility companies. They include water supplies and waste water, energy supplies, and telecommunications.

Most of these infrastructure types will not require additional land in Walsall. Features such as power stations, sewage works and certain types of renewable energy infrastructure require sites but these may not have to be located in the borough. Distribution networks to connect to the utilities infrastructure will however need to be located within Walsall. The availability of, and the cost of providing all types utilities infrastructure where they are not already available can have a major impact on the viability and deliverability of developments.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. UI:Q2	Comments
	No comments

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
SCC:Q2	We agree with the conclusions reached regarding site reference CFS5 and the Council’s acknowledgement that its development for housing would be ‘consistent with current land use policy’.

13. Delivery and Viability

The National Planning Policy Framework states that plans should be deliverable. The Black Country Core Strategy (BCCS) sets out the need to produce a Site Allocation Document to help deliver the sites and infrastructure needed to support the visions of the BCCS up to the end of the plan period (2026). This in many cases involves the re-development of former industrial sites for employment and other uses but a large proportion of these sites are affected by contamination and instability issues that can add significantly to costs and affect the viability of development. It may also be necessary to assemble parcels of land to provide an adequately sized site for development or to address infrastructure constraints such as the need to improve highway access. The BCCS requires arrangements to be made for the relocation of existing employment uses where employment sites are released for other uses.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. DV:Q3	Comments
DV:Q1	Viability is acknowledged to be a material consideration in the assessment of a site's deliverability. The Council must however take into account the opportunities for the negotiation on the amount of financial contributions sought from the developer as well as the potential costs of developing the site itself when considering the viability of a site.

Any other comments...

We note that our client's site is referenced by a variety of numbers (CFS5, HO66, SHLAA 434 and IN34) and is also referred to as 'Harvestime', 'Land off Hollyhedge Close' and 'Wolverhampton Road, Walsall'. This can cause some confusion in the site's identification and its allocation and should be addressed, giving one reference and using one address. It is also noted that the size of the site differs when referenced in the various documentation.



03 June 2013
Choice Sites 030613

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Dear Sir(s)

**Walsall Site Allocations Document – Issues and Options Document
Response to Sites, Choices and Constraints**

Savills is instructed by the owners of land to the north of Mob Lane, Sheffield, land to the west of Chester Road, Streetly and land off Barns Lane to make representations with respect to the sites, choices and constraints element of the Walsall Site Allocations Document (SAD) Issues and Options consultation stage. All three sites are predominantly undeveloped sites in agricultural / horse grazing use and located within the Green Belt on the edge of built-up areas.

The 7 sites, choices and constraints questions are considered in turn below:

SCC: Q1 – Do you know of any sites we should be considering for the Site Allocation Document other than from the sources listed above?

Yes. Land north of Mob Lane, Sheffield and land west of Chester Road, Streetly. Neither site has been previously considered through the Strategic Housing Land Availability Assessment (SHLAA) or Call for Sites consultation processes. A Call for Sites submission proforma for each of these two sites is being submitted alongside this representation, which contains the site-specific information that would normally be used to assess sites as part of the SHLAA process, as set out in SHLAA (2009) Appendices 3 and 4.

SCC:Q2 – Do you agree with our initial response to the Call for Sites submissions? If not, why not?

The owner of Barns Farm on Barns Lane owns circa 2.4ha within the 4.2ha SAD Choices Site CH7 and has the potential to purchase the remaining land within the CH7 shaded area. The owner welcomes the inclusion of this site as an options site with potential for housing development and can confirm that this site is available for housing development.

As set out in the response to the SAD Issues and Options housing questions, there are good reasons why the Borough should be releasing land from the Green Belt in order to assist with and facilitate the delivery of viable housing land as well as the necessary infrastructure, community facilities and much needed affordable housing. Choices Site CH7 is considered to be in a suitable and sustainable location for housing development and can contribute towards meeting the housing requirement for the Borough during the period up to 2026 and should be considered for release from the Green Belt for a housing allocation in the preferred options consultation document.

Choices Site CH7 has been promoted through the SHLAA previously, so it is acknowledged that a separate site-specific submission is not required. However there are a number of key considerations which will be iterated here to justify why Choices Site CH7 should be considered suitable for release from the Green Belt and allocated for housing within the SAD. These key considerations are set out in the following paragraphs:

Use

Choices Site CS7 currently contains a dwelling (Barns Farm) with a yard and associated stabling and outbuildings to the rear, leading out into horse grazing paddocks, also owned by the owner of Barns Farm. There are additional horse grazing paddocks to the north and east, bordering Barns Lane, under a separate ownership, which the owner of Barns Farm is able to purchase, if necessary, to bring the site into a single ownership, to aid comprehensive delivery.

Choices Site CS7 is bordered to the south and south east by existing residential development. There is open space to the west and an additional strip of grazing land to the north, owned by Walsall Metropolitan Borough Council, beyond which is 'The Swag', a lake used for watersports. The proposed residential use is therefore considered compatible with the wider locality and character of the area. There may also be potential to incorporate additional sport / leisure uses at the northern / north western boundary of this area to link into the existing, nearby, facilities if there is considered to be a need for such additional uses.

Access

There are two options for access into Choices Site CH7: the Barns Farm access controlled by of the owner of Barns Farm, on the southern boundary and an additional wide gated access on the eastern boundary. The existing access from the southern boundary, to the east of the house, is currently narrow, but the owner has expressed willingness to demolish the house to create the potential for a much wider access into the site from this location, taking full advantage of the wide frontage of this plot.

Physical / Landscape Considerations

The majority of Choices Site CS7, excluding the Barns Lane frontage to the south, is within the Green Belt. There is a small previously-development element of the site associated with the yard and outbuildings, but the majority of the site is undeveloped. However the site boundaries are well defined by Barns Lane and development along Barns Lane to the south and east, by a tree/hedgerow boundary to the west and by a further field boundary to the north. The removal of the site from the Green Belt would also not result in the coalescence of two built-up areas.

The site gradually slopes downhill from south to north and is gently undulating in places, but this is not considered to represent a constraint to development. The Environment Agency online flood mapping does not show the site to be within a flood plan and therefore the site is considered to be in Flood Zone 1. There are no known water bodies within the site.

Photographs of the site are enclosed with this letter.

Sustainability

Choices Site CH7 is located approximately 1.1km from the central area of Rushall, at the junction between Lichfield Road and Pelsall Lane, which contains a collection of shops, a medical centre, food and drink uses and other community facilities. The site is also located approximately 500m from the Radleys School and approximately 400m from existing employment uses. There are also bus stops on Barns Lane, within 120m from the site and the site is in close proximity to areas of open space and leisure facilities.

The site is therefore considered to be within a very suitable and sustainable location for housing development and should accordingly be carried forward as a preferred option to meet the requirement of the Borough for housing on greenfield (Green Belt) sites on the edge of the built-up areas.

SCC: Q3 – From the list of sites we have identified as ‘Choices Sites’, do you have any views about which use(s) you would prefer? Please provide any evidence to support your views.

As set out above in the response to question SCC: Q3, the option for locating housing development on Choices Site CH7 is supported.

With respect to the other Choices Sites, at Streetly it is considered the land being promoted in tandem with this representation to the west of Chester Road has a closer relationship with the morphology of Streetly and landscape context than the adjacent Choices Site CH32, albeit there may be some potential to combine the two sites if it would be considered appropriate. Further rationale for this view is provided within the accompanying Call for Sites submission. The promoted land to the west of Chester Road is also considered to be better contained within the landscape and offer a better relationship to Streetly than alternative Choices Site CH45.

SCC: Q4 – Have we considered all the key constraints? If not what are we missing and in how much detail should the SAD explore these constraints?

It is noted that the site selection process being undertaken through the SAD will take into account key constraints associated with ground conditions, flood risk, Green Belt and Air Quality.

It is considered that these identified constraints are important matters. With respect to what other key constraints the Council could explore, the ability to obtain a suitable access into each site should also be considered in principle. Strategic Transport Modelling will also be needed in due course, but given the number of sites involved at this stage, and the complexity of the modelling process, it may be more appropriate for this work to be carried out at preferred options stage. Given that the Borough Council should be considering release of and on the edge of the built-up area in the Green Belt for development, a strategic landscape assessment is likely to be helpful in due course to assess the option sites and aid the site selection process.

SCC: Q5 – Do you agree with the criteria above? What other criteria should we use to define the precise boundaries of the Regeneration Corridors?

No comment

SCC: Q6 – Do you agree that the above list of information items should be shown on the Policies Map? Are there any other items that should be added for information purposes only?

It is considered that it would be helpful for the Proposals Map to include information on Conservation Areas, Historic Parklands, Scheduled Ancient Monuments, Ancient Woodland, Sites of Local Importance for Nature Conservation and the Black Country Enterprise Zone.

SCC: Q7 – Do you know of any UDP allocations that need to be updated?

No comment

I trust that you find this representation and the various enclosed documents in order and I look forward to receiving confirmation of receipt in due course. If you have any comments relating to these representations, please do not hesitate to be in contact.

Yours sincerely



Michael Burrow
Senior Planner

Enc. Land off Barns Lane (CH7) Photographs

Barns Lane (Choices Site CH7) Photographs



Photograph showing the view from Barns Farm yard looking west across a flat paddock towards the established field boundary on the western edge of the site.



Photograph showing the view from Barns Farm yard looking across the broadly flat field towards the NW corner of Choices Site CH7. The photograph shows the defined field boundaries.



Photograph taken from the eastern boundary of Choices Site CH7 showing the view across to the western boundary.



Photograph showing the view from Barn Farm yard looking east towards the modern housing development on the eastern boundary.



Photograph showing the view from the eastern boundary of Choices Site CH7 showing the northern edge field boundary.



Photograph showing the view along the rear elevation of properties fronting Barns Lane, along the southern boundary of the site.



Photograph showing the north east corner of Choices Site CH7, taken from the existing access at the eastern boundary of the site.



Photograph showing the view from the existing access into Choices Site CH7 at the eastern boundary, across the site towards the modern residential development and Barns farm buildings.



Photograph showing the existing gated access into Choices Site CH7 on the eastern boundary, which has potential to provide access into any development taking place on the site in the future.

03 June 2013
Housing Options 030613



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Dear Sir(s)

Walsall Site Allocations Document – Issues and Options Consultation Response to Housing Options

Savills is instructed by the landowners of land to the north of Mob Lane, Shelfield, land to the west of Chester Road, Streetly and land off Barns Lane to make representations with respect to the housing element of the Walsall Site Allocations Issues and Options Document (SAD) consultation.

All three sites are predominantly undeveloped sites within agricultural / horse grazing use and located on the edge of built-up areas in the Green Belt. The land off Barns Lane has been promoted to the Strategic Housing Land Availability Assessment (SHLAA) previously (within site 429) and forms part of SAD Choices Site CH7. The other two sites have not been previously promoted to the SHLAA or Call for Sites processes. Therefore completed 'call for sites' proformas for both of these sites are appended to this representation which contain the site specific information that would normally be used to assess sites as part of the SHLAA process, as set out in SHLAA (2009) Appendices 3 and 4.

The 17 housing questions are considered in turn below:

HO:Q1 - Have we identified all the key housing issues?

The landowners note that the document identifies the need to accommodate the expected growth in households; the need to accommodate particular types of housing: elderly, aspirational, gypsies and travellers; affordability and supporting facilities.

Other key housing issues that Walsall Metropolitan Borough Council (WMBC) should consider relate to density and tenure, including how the market rented sector is catered for, as well as the tenure split for affordable housing. Both of these aspects are linked to the housing need position and what the development market is prepared to deliver and both impact on viability.

Whilst the Black Country Core Strategy sets a net target of 11,973 dwellings for WMBC to deliver in the period 2006-2026, the National Planning Policy Framework (NPPF) paragraph 47 requires local planning authorities to boost significantly the supply of housing to:

“Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework”

The Core Strategy housing figures are based on 2006 ONS data. The Core Strategy is adopted, but now that the 12 month grace period from the publication of the NPPF has passed, there is an opportunity to review the Core Strategy policies in the light of the requirements of the NPPF.

Accordingly WMBC should review the net household requirements in light of the more up to date household projections available and in the context of the potential requirement for the Borough to accommodate some of the housing requirements for Birmingham under the duty to cooperate. WMBC should use the SAD as an opportunity to plan for this revised target. This would not be expected to cause a policy conflict with the Core Strategy as the Walsall housing target set in the Core Strategy is a minimum. The SAD could however ensure that the Borough has a sufficient and flexible supply of land identified and allocated to meet the anticipated housing requirement for the District for the Plan period.

With respect to affordability, the Borough of Walsall Housing Needs Assessment Update (February 2011) identifies that there is a net annual need for 1,005 affordable dwellings (81% social rented and 19% intermediate rented). This is significant given that the annualised requirement for housing over the period from 2006 to 2026 is 600 dwellings (11,973 / 20). There is therefore an acute housing affordability problem in the Borough. This is an important consideration when determining the location of housing allocations and type of site chosen as affordable housing delivery is often dependant on site viability. The NPPF paragraph 173 considers the issue of viability in plan-making in more detail, identifying that *“the sites and the scale of development identified in the Plan should not be subject to such a scale of obligations and policy burdens that their viability is threatened”*. Affordability and viability are considered further in response to several of the following questions.

With respect to the density of development, when assessing the potential yield from development sites, WMBC should pay close attention to what the market is seeking and delivering, in particular the shift towards family housing and away from high density apartment schemes. Across the West Midlands, schemes of 32-35dph net density are not uncommon. WMBC should seek to plan for the minimum capacity of sites (taking account of the gross to net ratios set out in SHLAA Appendix 3), with a view that if this minimum yield is exceeded by subsequent grant of planning permission it would be consistent with the thrust of the NPPF to boost housing provision.

HO: Q2 – Are there any sites that should be identified specifically for development for accommodation of the elderly, disabled or other “special needs”?

The landowners of land to the north of Mob Lane, Shelfield, land to the west of Chester Road, Streetley and land off Barns Lane consider that the size of these sites and their locations, could facilitate the delivery of such uses on part of these sites, should there be a need in these particular parts of the Borough.

HO: Q3 – The BCCS only identifies an indicative target for accommodation for Gypsies, travellers and travelling show people to 2018. How many more pitches and plots should be provided for the period 2018 – 2026? Do you have any current evidence of unmet demand for pitches or plots?

No comment.

HO: Q4 – Are you aware of any sites that would be suitable for development to provide pitches for gypsies or travellers, or to provide yards for travelling show people?

No comment.

HO: Q5 – Are there any sites that might be particularly suitable for development for affordable housing or “aspirational housing”?

The Black Country Core Strategy seeks to secure 25% affordable housing on new housing sites of 15 dwellings or more under policy HOU3. However it is acknowledged that this may not be achievable on some sites and accordingly the policy seeks to secure the maximum proportion of affordable housing which will not undermine the development’s viability, subject to achieving optimum tenure mix and securing other planning obligations and which is necessary for the development to gain planning permission.

A significant proportion of the potential previously-developed sites identified within potential housing site summary table in the SAD Issues and Options consultation document are on current or former employment land. There may be viability concerns with bringing forward housing development on these sites. To make sites viable there may need to be a reduction in the affordable housing provision on these sites. There is therefore a need to include some non previously-developed land within the portfolio of site allocations, to ensure that sites come forward which can deliver the 25% affordable housing target.

It is considered that land to the north of Mob Lane, Shelfield, land to the west of Chester Road, Streetley and land off Barns Lane could all be developed to include the 25% affordable housing requirement and therefore contribute to the delivery of sustainable mixed communities, whilst also reducing the Borough’s significant affordable housing deficit. The landowners are not proposing that these sites are developed for affordable housing in their entirety. These sites are however also considered suitable for aspirational housing, as part of the delivery of sustainable, mixed communities.

HO: Q6 – What do you think the Council should do to attract aspirational housing?

In areas of high affordability or where site constraints threaten to make sites unviable it may be appropriate to reduce the need to provide affordable housing or permit lower density schemes in order to facilitate and / or encourage developers to build larger, executive-style market housing in these areas.

HO: Q7 – Are there any specific sites or areas of the Borough where new housing development would create pressures that could not be handled by the existing infrastructure?

TBC

HO: Q8 – Have we correctly calculated the total number of new housing sites that we need to identify to meet the BCCS minima, in addition to existing commitments?

In answering this question, it is assumed that ‘commitments’ comprise dwellings which have already been constructed, dwellings under construction, sites with planning permission for dwellings which have not yet been constructed and unimplemented UDP allocations. Lapsed planning permissions, windfall housing developments and other sites without planning permission / allocation are therefore not considered to represent commitments.

The figures stated within the SAD consultation document do not correspond with the figures set out within the SHLAA refresh (June 2012) for the same 2006 – 2012 monitoring period. The differences can be summarised as follows:

Criterion	SAD Figure	SHLAA Figure
Net completions 2006-2012	3,313	3,042
Planning permissions for dwellings not yet constructed (including 10% allowance for non-delivery)	3,632	3,478
Unimplemented UDP Allocations	Not specified	225
Total ‘Commitments’	6,945	6,745
Residual requirement (2012 – 2026)	5,028	5,228

There is therefore an inconsistency in the Council's evidence base and method of calculation totalling 200 dwellings (425 dwellings if allocations are not included within 'commitments').

WMBC will also need to be satisfied that the sites with planning permission for high, or higher, density development are still deliverable. If not, the figure for unimplemented planning permissions will need to be reduced accordingly. NPPF footnote 12 identifies that sites with planning permission should not be considered deliverable if there is clear evidence that schemes will not be implemented within five years, for example: they will not be viable; there is no longer a demand for the type of units or sites that have long term phasing plans.

HO: Q9 – Are there any sites that have been granted planning permission for housing, or are allocated for housing by the UDP, that are no longer suitable, or no longer likely to be developed for housing? If so, are there any other uses that they should be allocated for? These might include sites where the permission has already lapsed, or where it will lapse shortly, but where construction has not yet begun.

TBC

HO: Q10 – Do you agree with our initial assessments of the potential housing sites, including those in the SHLAA and those that have been submitted through the 'call for sites'? Do you support or have any information about these?

The assessment of potential housing sites schedule included in Appendix 3a of the SAD Issues and Options consultation document does not make recommendations on the suitability of each site for housing and therefore only represents a very basic assessment of the sites.

However taking a snapshot from these sites, it is unclear as to how the potential capacity of the sites has been calculated. There does not seem to be a consistent methodology applied and the yields do not correspond to the methodology for calculating theoretical yields set out in Appendix 3 of the SHLAA.

It is suggested that it might be sensible for WMBC to review the yield of each of the potential sites, in accordance with the methodology in Appendix 3 of the SHLAA and adopting a minimum of 36dph net density. Whilst some sites may ultimately achieve planning permission for a higher density than this, the additional housing is considered to be consistent with the NPPF focus on boosting housing delivery. It would be better to plan for a realistic minimum number of dwellings on each site than to rely on a potentially undeliverable larger number of dwellings.

With specific reference to land off Barns Lane, to the rear of Barn Farm (SHLAA site 429) and Choices site CH7, the indicative yield apportioned to the site of 118 dwellings is considered appropriate. This site is considered to have good potential for assisting to meet the housing needs of the Borough and is discussed in more detail in the accompanying response to the Sites, Choices and Constraints questions.

HO: Q11 – Do you have any views about the density or mix of dwelling types that might be suitable for each site?

Please refer to the response to question HO: Q10 above with respect to density assumptions.

HO: Q12 – Should we include any new design policies, for example relating to minimum dwelling or room sizes, or energy efficiency? Do you have any evidence to show any benefit of such policies?

No comment

HO: Q13 – Are you aware of any other sites that might be suitable for development for housing?

Yes. In addition to land off Barns Lane (Barns Farm), which is already being considered for housing in the SAD document as Choices Site CH7, two further sites are considered suitable for development for housing: land to the north of Mob Lane, Shelfield (circa 8 ha) and land to the west of Chester Road, Streetley (circa 14.4 ha). Site – specific ‘call for sites’ submissions for both of these sites accompany this representation and explain in more detail why these sites are considered to present suitable and sustainable opportunities for meet the housing needs of the Borough.

HO: Q14 – Is there any other evidence we need to collect to show the amount and types of sites that we should allocate for housing?

As identified in the conclusions for Section 3 of the SAD Issues and Options consultation document, whilst the overall amount of amount of housing development that is required is determined by the targets in the Core Strategy, these might be challenged if new evidence comes to light that demonstrates that requirements have changed. Accordingly WMBC should consider reviewing the most up-to-date household projection figures for the Borough, which could be done in conjunction with a joint SHMA with neighbouring authorities, to seek to ensure that the housing needs of the wider area, including Birmingham are being met, in line with the Council’s Duty to Co-operate.

If this revised evidence base reveals a need for a greater quantum of housing development in the Borough, it is not considered that this would necessitate an immediate review of the Core Strategy, as the Core Strategy housing figures are minima. It would however enable the Council to plan for an allocate a sufficient and flexible supply of housing land to meet the up-to-date evidenced housing requirement for the Borough.

HO: Q15 – Which options or mix of options do you prefer and why? What evidence do you have to support this option?

To achieve a balanced and sustainable delivery of housing land it is considered that neither Option 1 (just focusing housing on employment land), nor Option 2 (retaining employment land for employment uses and allocating housing on other areas of previously-developed land and open space) nor Option 3 (concentrating new housing on greenfield / Green Belt land) are able to deliver the required housing growth in isolation. The preferred and most sustainable approach is considered to involve a combination of these options, through making good use of previously developed land in the urban area, but also allocating land within the Green Belt for housing.

Such a strategy would also reduce the impact on the employment land supply in the Borough and ideally involve not allocating employment sites for residential use which are not suitable for residential development for reasons such as: ground conditions, incompatible adjoining uses and a need to relocate existing uses.

Viability and affordable housing are also key considerations. A piecemeal approach involving development on lots of small previously-developed sites may not be able to either deliver (on site) or contribute to (off-site) infrastructure required to support the amount of housing being proposed over the Plan period, including addressing the significant shortfall in affordable housing in the Borough. Greenfield sites, most likely Green Belt sites, therefore need to be included to ensure that some of this infrastructure can be viably delivered or facilitated. This balanced approach could therefore ensure that housing can be delivered in appropriate, suitable and sustainable locations as part of a portfolio designed to manage risk to housing delivery.

HO: Q16 – If the preferred option does not result in sufficient land to accommodate the number of dwellings we need to accommodate, are there any other possible options? For example, should we consider allowing development on the Green Belt if there is sufficient land elsewhere? Or should we require housing to be built to higher densities elsewhere?

NPPF paragraph 52 identifies that the supply of new homes can sometimes be best achieved through planning for larger-scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities. Local Planning Authorities should consider whether such opportunities provide the best way of achieving sustainable development.

The NPPF, at paragraphs 83-85, also identifies that Green Belt boundaries may be reviewed through the preparation of Local Plans, taking into account the need to promote sustainable patterns of development. Boundaries should be defined using physical features that are readily recognisable and likely to be permanent.

In the case of Walsall Borough, Green Belt land surrounds all the built-up areas.

Whilst there may be sufficient land identified within SAD Issues and Options consultation document Appendix 3a schedule of non-committed potential housing sites, it is unlikely that all of these sites will come forward for development. If the potential of previously-developed sites is to be considered first, there also may not be sufficient previously-developed sites to meet the residual requirement for housing land, based on the revised density assumptions. Furthermore it would also appear excessive and counter-intuitive to release so much land from employment use unless there are viability, market or compatibility reasons for doing so. Therefore it is considered that there will be a need for greenfield land to be included and allocated within the housing land supply.

On this basis it is considered to be appropriate and indeed necessary to identify and allocate a number of extensions from the built up area into the Green Belt to achieve the principles of sustainable development, helping to reduce unnecessary loss of employment sites, open space and community facilities, particularly within existing residential areas. Such a strategy could enable the retention of a mix of uses within these communities, but also to obtain critical mass to deliver and fund necessary infrastructure and facilities, including affordable housing for which there is a significant need within the Borough, whilst maintaining viable development sites. Sustainable extensions into the Green Belt can also assist with the phased delivery of housing in the Borough, where delivery on alternative, previously-developed, sites may stall due to any number of constraints, to ensure that the Borough has a portfolio of sufficient housing land which meets the housing requirements for the Plan period and which attract house builders and developers into the Borough.

NPPF paragraph 57 also identifies that it is important to plan positively for the achievement of high quality and inclusive design for all development. Proposals should also respond to the character of the local area and reflect the surroundings. Accordingly just increasing the density on development site may not be the most appropriate way to create an attractive high quality 'places' or delivers a product that meets local / market demand.

With respect to the delivery of urban extensions into the Green Belt, land to the north of Mob Lane, land to the west of Chester Road and land at Barns Farm are all largely self contained and considered capable of contributing to meeting the housing requirement and need for a portfolio of suitable sites. Call for Sites proformas for land to the west of Chester Road and land to the north of Mob Lane are enclosed with this submission.

HO: Q17 – Do we need to prepare any other new evidence or update any existing evidence relating to housing?

Please refer to the answer to question HO:Q14. In addition, the deliverability of the sites with extant planning permission should be investigated in more detail and the potential yield of sites identified through the Call for Sites process and SHLAA should be reviewed to ensure that the housing land supply is as realistic as possible.

I trust that you find this representation and the enclosed documents in order and I look forward to receiving confirmation of receipt in due course. If you have any comments relating to these representations, please do not hesitate to be in contact.

Yours sincerely



Michael Burrow
Senior Planner

Enc. Call for Sites proformas (including photographs and plans): land west of Chester Road and land north of Mob Lane

03 June 2013
Employment Options 030613



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Walsall
WS1 1DG

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Dear Sir(s)

**Walsall Site Allocations Document – Issues and Options Consultation
Response to Employment Options**

Savills has been appointed to submit a representation by the landowner of land to the west of Bentley Mill Way in Darlaston, known as 'Aspect 2000'.

The Site

The site extends to circa 2.9ha (7 acres) and is bounded by Bentley Mill Way to the east, a stream to the north, the Walsall Canal to the south and a former canal to the west (Walsall Canal Anson Branch). The site is under a single ownership and is currently used for open storage.

The site is generally flat, but levels rise at the western end of the site. There are high bunds on the southern and western boundaries of the sites. There is also a substation at the western end of the site, with a right of access through the site.

The site is located within both the Darlaston Strategic Regeneration Area and the Black Country Enterprise Zone (EZ). The site is identified as site 6 in the Black Country EZ prospectus. An extract from this Prospectus is attached to this representation to show the location of the site. Site photographs are also enclosed.

The landowner wishes to make comments on the industrial land options and the associated questions set out at the end of Section 4 of the SAD Issues and Options Main Document. Responses are set out as follows:

Question IN:Q1 Which option or mix of options do you prefer and why? (Options Comments)

It has been noted that the site is included in the SAD Issues and Options consultation documents as site IN92 on the Bentley and Darlaston Ward Map and appears within the schedule for Option 1 at Appendix 4a.

It is important that the preferred option for the distribution of employment land within the Borough maximises the potential of the existing supply of readily-available employment land. The landowner of Site IN92 (Aspect 2000) therefore supports the inclusion of the site within the Option 1 schedule of employment sites at Appendix 4a. The principle of Option 1 is also supported, in that Walsall Metropolitan Borough Council (WMBC) should make best endeavours to continue to encourage the sourcing of readily-available land from the present supply.

However it is acknowledged that it may be difficult to provide a sufficiently flexible supply of readily available employment land solely from the Option 1 existing sites schedule to meet the employment needs of the Borough and continue to attract inward investment. It is therefore recognised that additional land will be required from some or all of the other sources (other previously-developed land, urban open space and Greenfield / Green Belt land) identified in Options 2, 3 and 4.

It is considered that these additional sources of employment land should be taken from the most appropriate geographical locations, rather than restricted to particular land types / sources. Notwithstanding, to avoid stagnating the redevelopment potential of existing employment sites, the SAD should, where it is viable and suitable to do so, direct new investment towards the existing supply of readily available sites in the first instance.

Specifically with respect to land to the west of Bentley Mill Way (IN92), this site should be considered as a readily available employment site within the Development Plan period and therefore forming an important consideration in the site allocation process and the sequentially preferred approach to developing employment sites. A number of initiatives which are currently taking place on this site are designed to assist with making the site more readily available. These are identified in the following paragraph. The SAD should take these into consideration when formulating the land allocation strategy:

The landowner of Site IN92 is in the process of re-grading the western end of the site and is also surfacing the whole site with hardcore. This work should be completed by the end of 2013. The site will also benefit from drilling taking place within the EZ, following the announcement at the start of May 2013 that the Black Country LEP is allocating money for site investigations to be carried out so that landowners can determine what work is required to enable development to be facilitated. In addition, the site will benefit from the proposed improvements to Bentley Mill Way taking place as part of the Darlaston SRA Access Project, for which planning permission has already been granted. Following the outcome of the CPO the highway improvements are expected to be complete by the end of 2015.

Question IN:Q2 – Have we identified all the existing high quality employment land, or is there any more? If so, where?

No comment.

Question IN:Q3 – Have we identified all the potential high quality employment land, or is there more? If so, where?

No comment

Question IN:Q4 – Should some of the land identified for high quality employment or potential high quality uses be better categorized as local employment land? If so, where?

These comments relate specifically to SAD site IN92, land to the west of Bentley Mill Way, for which the preferred use is identified by the Council as potential high quality industrial land. The accompanying schedules within the SAD identify the site as 'Aspect 2000', an occupied site within storage (unauthorised) use, considered by the Employment Land Review as potential high quality industry land, but within flood zones 2 and 3 and with poor ground conditions. The Council's preferred use for this site is stated as 'potential high quality industry'.

It has been noted that the SAD proposes to allocate and protect all industrial land, except for a small number of sites that are vacant and not suitable for the needs of modern industry, because of the surrounding uses or because it is poorly located.

The landowner of site IN92 recognises and understands the current planning policy and evidence base position supports the principle that the site could contribute to the potential high quality employment land portfolio and acknowledges the benefits that such an allocation could bring to the development potential of the site.

It has also been noted that the Employment Land Review (2011) identifies that the site should be considered to be a potentially high quality employment area, subject to highway improvements. It is envisaged that the highway improvements planned through the Darlaston SRA Access Project would overcome this potential constraint.

It is noted that the site was previously identified through the Walsall UDP (2005) as new employment site E14 (Bentley Mill Way [West] [Aspect 2000]) under saved policy JP1, and allocated as part of a Core Employment Area under saved Policy JP5. Neither of these policies were superseded by the Black Country Core Strategy (2011). Under policy JP5, the Council seeks to safeguard Core Employment areas for core employment uses falling within classes B1(b), B1(c), B2 and B8 of the Use Classes Order.

The essence of this allocation has however been carried forward into the Core Strategy, which includes the site as part of a potential high quality employment area within Regeneration Corridor RC6. Core Strategy policy EMP2, which considers actual and potential strategic high quality employment areas seeks to safeguard such areas for employment uses falling within classes B1(b), B1(c), B2 and B8 of the Use Classes Order, but also acknowledges that some non-employment uses will also be permitted where they can be shown to support, maintain or enhance the business and employment function of the area, whilst discouraging development that prejudices quality, dilutes employment uses or deters investment.

It is important that the allocation of the site through the SAD therefore does not restrict the range of uses away from that permitted under policy EMP2.

The allocation of the site through the SAD also needs to take into account the fact that the site is located within subzone A of the Darlaston Local Development Order, within which appropriate waste management activities are encouraged, including the introduction of new waste technologies where such activities take place within buildings. Such a use is authorised by the order and, subject to compliance with the relevant parameters, would not otherwise require planning permission.

The Darlaston Local Development Order also, however, acknowledges that the outdoor storage and management of waste is presently an important activity in the area and it may be appropriate for such activities to expand or for new operations to be introduced. Such a use would appear to be more closely aligned with the local quality employment land uses identified within the SAD consultation document. With this in mind, whilst not proposing an outright alteration to the proposed allocation away from potential high-quality employment land to local quality employment land, to avoid potentially deterring investors to this area, it is important that the allocation of this site makes an allowance for this more local quality-type use, to accord with the LDO.

Moreover, given that this site is very self-contained, bounded by high bunding / roads / water courses and that the current uses to the north largely comprise low-density food and drink uses, the site is considered to offer potential for other non B-class employment-generating uses, which might also be considered suitable for local employment areas, subject to such uses not compromising the integrity of the EZ, ensuring compatibility with the neighbouring uses and satisfying technical testing through the planning application process. Such uses could encourage activity within the EZ. It is accordingly requested that the allocation of the site in the SAD increases the range of potential, compatible, uses suitable for this site, in the view that this could provide more certainty to potential occupiers and investors.

It is worth noting however that the Employment Land Review (2011) also identifies that the area around Darlaston has good proximity to the M6, but that the area suffers from a degraded environment, large swathes of contaminated land and inadequate local road network, which has resulted in viability concerns and making the area largely unattractive to occupiers. Whilst it is envisaged that the allocation of the site and the works being undertaken by the landowner, in conjunction with the site investigations and highway improvements works being undertaken within the EZ, should overcome the potential hurdles identified in the ELR, the allocation should be sufficiently flexible to provide a range of alternative employment-generating uses in case the site is not taken up.

The NPPF also states that planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. The market demand for this site is not yet known. However should it become clear in due course that the site has low prospects of being taken up for high quality development, for whatever reason, including viability grounds, the allocation of the site should be sufficiently flexible, through introducing criteria, if necessary, to state how the site might come forward for suitable alternative uses.

IN:Q5 – Should any industrial employment land be identified as eligible for release to other uses? If so, where?

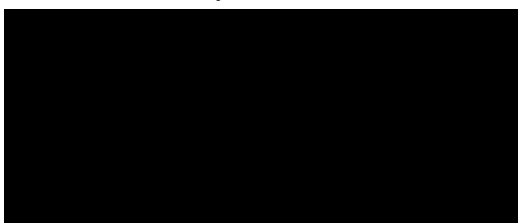
Please refer to response to question in:Q4 with respect to the potential for introducing non B-class uses on to site IN92.

IN:Q6 – Should some of the industrial land that we are considering for release to alternative uses be retained for employment land instead?

No comment

I trust that you find this representation, and the enclosed documents in order and I look forward to receiving confirmation of receipt in due course. If you have any comments relating to these representations, please do not hesitate to be in contact.

Yours sincerely



Michael Burrow
Senior Planner

Enc. Extract from the Black Country EZ Prospectus
IN92 Site Photographs

Bentley Mill Way Photographs



Photograph from within the site looking east towards the wide existing entrance and Bentley Mill Way.



Photograph from within the site looking west towards the higher ground and the electricity sub-station. Note the higher vegetated bunding on the southern boundary of the site.



Open storage taking place on the site. Note hardcore surfacing.



WOLVERHAMPTON NORTH & 164 SOUTH STAFFORDSHIRE



DARLASTON

1
164 South Staffordshire
www.164south.co.uk

- Home to Jaguar Land Rover, Magna and Corbin
- Direct railway link to M54 to be in place by 2014
- 12 hectares 200 acres remaining
- Suitable for high technology / advanced manufacturing, research & development, light industrial, office and retail uses

5
The Gateway
www.thegatewaywolverhampton.co.uk

- 1.1 hectares (0.27 acres) cleared site
- Located adjacent to A2 of the M54 motorway
- Office planning permission granted to office and hotel uses, other uses considered
- Available for immediate development

4
Site Dwell

- 1.67 hectares (0.41 acres) site
- Planning consent for business development
- Site suitable for alternative commercial uses
- Business rates discount available
- Located close to A6 and A10 of the M6 motorway
- Within the Darlaston Local Development Order
- Site restoration required

8
Castlefields
www.castlefields.co.uk

- 5.20 hectares (12.80 acres) site
- Financial Capital Allowance available
- Located close to A6 and A10 of the M6 motorway
- Within the Darlaston Local Development Order
- Site restoration required

12
Central Court

- 1.87 hectares (4.56 acres)
- Planning consent for 100,000 sq ft of B2 (Storage & distribution) uses
- Business rates discount available
- Located close to A10 of the M6 motorway
- Within the Darlaston Local Development Order
- Site restoration required

2
Wolverhampton Business Park
www.wolverhamptonbusinesspark.co.uk

- 2.3 hectares (0.57 acres) cleared site
- Located close to A44 and A2 of the M6 motorway
- Office planning permission granted for 160,000 sq ft of (General business and B1) (Storage & distribution) uses (to 2014) (100,000 sq ft B1)
- Available for immediate development

1
Quay Complex III
www.quay.com

- 1.42 hectares (3.5 acres) site
- Planning consent for 100,000 sq ft of B1 office use
- Business rates discount available
- Located adjacent to A10 of the M6 motorway
- Site restoration required

5
Parables 9-10

- 2.20 hectares (0.54 acres) site
- Business rates discount available
- Located close to A6 and A10 of the M6 motorway
- Within the Darlaston Local Development Order
- Site restoration required

9
Holliston Lane
www.hollistonlane.co.uk

- 6.60 hectares (16.24 acres) site
- Financial Capital Allowance available
- Located close to A6 and A10 of the M6 motorway
- Within the Darlaston Local Development Order
- Site restoration required

13
Hollid Industrial Estate

- 6.24 hectares (0.86 acres)
- Business rates discount available
- Located close to A10 of the M6 motorway
- Within the Darlaston Local Development Order
- Site restoration required

3
Lupus Park
www.lupuspark.com

- 2.2 hectares (0.54 acres) cleared site
- Located close to A44 and A2 of the M6 motorway
- Office planning permission granted for 160,000 sq ft of (General business and B1) (Storage & distribution) uses (to 2014) (100,000 sq ft B1)
- Available for immediate development

2
1.65 hectares (4.06 acres) site
 Planning consent for 100,000 sq ft of B1 office use

- Business rates discount available
- Located adjacent to A10 of the M6 motorway
- Site restoration required

6
Asphalt 2000

- 3.20 hectares (0.78 acres) site
- Business rates discount available
- Located close to A6 and A10 of the M6 motorway
- Within the Darlaston Local Development Order
- Site restoration required

10
George Owen Ltd

- 1.70 hectares (4.22 acres) site occupied by George Owen Ltd
- Located close to A6 and A10 of the M6 motorway
- Enhance James estate to expand their operations onto undeveloped land

14
Hollid Industrial Estate

- 10.70 hectares (2.65 acres)
- Business rates discount available
- Located close to A10 of the M6 motorway
- Within the Darlaston Local Development Order
- Site restoration required

4
Wolverham Road

- 5.4 hectares (13 acres) site
- Located adjacent to A24 and close to A2 of the M6 motorway
- Business rates discount available
- Enhance energy storage of the site, subject to planning permission

3
14.80 hectares (37 acres) site
 Large site offering opportunities for single or multiple development plots

- Enhanced Capital Allowance available
- Located close to A6 and A10 of the M6 motorway
- Within the Darlaston Local Development Order
- Site restoration required

7
Phoenix 30 Awar

- 2.93 hectares (0.72 acres) site
- Business rates discount available
- Located close to A6 and A10 of the M6 motorway
- Within the Darlaston Local Development Order
- Site restoration required

11
Harrington

- 3.80 hectares (9.24 acres) site partially occupied by Harrington Industries Ltd
- Business rates discount available
- Located close to A10 of the M6 motorway
- Within the Darlaston Local Development Order
- Site restoration required

site info

ALL MAPS ARE FOR ILLUSTRATIVE PURPOSES ONLY

Contact Details**First Name****Surname****Organisation / Company Name**

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B32 1AF

Email Addressrhickman@stmodwen.co.uk**Phone Number**

0121 222 9400

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor	x	Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	

Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
<p>INT:Q1</p>	<p>We note that the Site Allocation Document (SAD) indicates that the Council do not consider that the release of land for the Green Belt for development would align with the BCCS objective of prioritising the development of brownfield sites. However we believe it is important that at this early stage in the preparation of the SAD to acknowledge the potential need to release land from the Green Belt for development</p> <p>Through a more detailed review of housing land supply within the Borough it may be found that insufficient specific sites within the limits of the urban area are developable over the next 10 years in accordance with Paragraph 47 of the NPPF. Equally a study commissioned by the Council in 2012 identified that there is less than half of the required 46 ha of readily available employment land, the rolling target set by BCCS for the Borough. Indications are that Green Belt releases should very much be in the reckoning if the Council is to meet its development requirements for the plan period</p>
<p>AW:Q1</p>	<p>Within the list of key issues there is no acknowledgement of the benefits that new development can bring, be it through funding new road or utilities infrastructure (such as highway improvements) or social infrastructure (such as improvements to education and health care facilities). This is particularly relevant considering the backdrop of declining economic fortunes that the Borough has faced in recent times – planning gain is one way of securing the infrastructure improvements required to support growth</p> <p>The chapter also fails to recognise the construction jobs that the development industry creates</p>

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO:Q1	<p>On p27 of the Issues and Options consultation document there is reference to new housing being focused in the west of the Borough, stating that “<i>the majority of new housing development is expected to be in the west, which reflects the need to regenerate this area</i>”. Whilst we appreciate that this statement may be aligned with the BCCS requirement to prioritise the development of brownfield sites, it seems to have little regard to the likely viability or deliverability of proposed residential development. It is clear from some of the evidence presented as part of the consultation that allocated and consented housing sites are not being developed at the required rate. Given this, it would seem unwise to overtly pre-empt where the majority of new housing will be located so early in the preparation of the SAD</p> <p>As yet we have not carried out a detailed review of the Council’s housing land position in detail. There are, however, concerns about the approach that has been adopted, for example in respect of sites allocated within the adopted UDP for housing. Of the 613 dwellings it is projected will be delivered from these sites, more than half are yet to be completed. This is the case some two years after the end date of the UDP plan period. Without a detailed assessment of the proposed delivery of each of these sites we would question whether it is appropriate to include any of the 360 dwellings yet to be provided given the length of time which they have remained undeveloped after having previously been identified for development.</p> <p>On a separate point relating to the Duty to Cooperate, it would be helpful to understand what discussions are taking place with representatives of Birmingham City Council regarding the possibility of meeting part of Birmingham’s housing requirement within Walsall Borough</p>
HO:Q2	<p>We have previously suggested that the site at Yorks Bridge, Lichfield Road, Pelsall could be developed for housing and believe that any such allocation could be extended to include C2 residential institution uses. Page 31 of the Issues and Options consultation document states that the current trend is for the elderly and long term disabled to remain in their own homes or in small groups in care facilities. It would be helpful to understand the evidence behind this thinking as we are aware that there have been a number of successful larger scale residential institution developments in and around the Birmingham</p>

	<p>conurbation and in neighbouring Staffordshire where supporting facilities are provided alongside accommodation for the elderly</p>
HO:Q5	<p>Equally, the site at Yorks Bridge would lend itself to aspirational housing. One of the key attracting factors for house purchasers is identified in the supporting text of the document as being good schools in the locality of the development. The greenfield nature of the Yorks Bridge site and its size mean that a new school facility could potentially be provided on site, to the benefit of both new and existing local residents</p>
HO:Q8 + Q9	<p>In the time available we have not been able to properly review the figures and would wish to reserve our position to make further comments in the future</p>
HO:Q10	<p>We will provide more evidence in due course regarding the Yorks Bridge, Lichfield Road, Pelsall site</p>
HO:Q12	<p>Our experience suggests that concerns expressed in the supporting text are very much the case in reality. Additional build costs arising from policies such as those relating to energy efficiency are likely to impact on the viability and deliverability of development</p>
HO:Q14	<p>The only further evidence we believe is necessary is that individual sites should be critically evaluated in terms of their viability/deliverability. It is clear from an initial review of the evidence base that issues relating to viability on a site-by-site basis have the potential to significantly impact upon the number of new homes that will be delivered</p>
HO:Q15	<p>We believe that a mix of all three options should form the basis of allocating sites for development. Until a detailed review of the available and projected housing land supply is undertaken, the potential for Green Belt releases to accommodate housing land requirements should not be ruled out</p>
HO: Q16	<p>In the event that there is insufficient land to accommodate the Borough's housing requirement within the defined limits of the built up area, Green Belt releases should be viewed as the next alternative. The allocation of greenfield sites would also help towards meeting the NPPF requirement to identify sites for the full range of housing (Para 47, NPPF). The development of more greenfield sites is also more likely to deliver greater community benefits through S106 Agreements, as development is likely to be more viable</p> <p>We disagree with the assertion in the consultation documents supporting text which suggests that the development of greenfield sites will typically have higher infrastructure costs. The release of any Green Belt site for development should be considered against the purposes for including land within the Green Belt (Para 80, NPPF)</p> <p>We do not believe that requiring housing to be built at higher densities is the answer in the event that insufficient land is found to be available within the</p>

	<p>built up area. Typically housing densities have dropped in recent years, with a move away from the construction of town houses and apartments. The SAD could identify allocations being build out at higher densities but in our experience this is likely to be resisted by housebuilders and would bring into question whether the new homes would be delivered at all</p>
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4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
M:Q1	We favour Option 4 which includes the proposed development of some Green Belt sites for employment uses. From the evidence presented it is clear that this will be necessary if the BCCS rolling target of 46 hectares of readily available employment land is to be met and maintained

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. M:Q4	Comments
M: Q1-Q13	We have not had the opportunity in the time available to fully consider the issues raised by these questions We will liaise with Council officers ahead of the preparation of the Preferred Option SAD once we have had a chance to consider the approaches put forward in this Chapter

Contact DetailsFirst Name *RON*Surname *OLIVER.*Organisation / Company Name *SUESHIRE SERVICES*Address *46. LINGFIELD DRIVE.
GREAT WYALEY.
WALSALL.*Postcode *WS6 6LS.*Email Address *ronaldolivera@sky.com*Phone Number *01922 417706.***Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant	X	Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. HO:Q4	Comments
	<p>I AM OF THE OPINION THAT THIS SECTION OF LAND IS PERFECT FOR HOUSING DEVELOPMENT. IN PARTICULAR THE FRONTAGE TO ALLENS LANE. IT WOULD SEEM LOGICAL TO DEVELOPE THIS LAND IN THE SAME WAY AS THE PREVIOUS SECTION OF LAND ADJOINING</p> <p>IF THIS DEVELOPMENT WAS CARRIED OUT IT WOULD STILL LEAVE A EQUAL STRIP OF LAND TO THE REAR TO RETAIN THE WEDGE OF GREEN AND STILL ALLOW THE GRAZING OF HORSES</p>

CFS13 - Land off Allen's Lane



CFS12	Ann Hill	149 Hall Lane, Walsall Wood	House and garden, with vacant land to rear	Residential (open market or affordable)	Rear part of site is in Green Belt. Site would be too small to consider for allocation by itself, but could be considered in conjunction with site CFS34 (however, this is also in the Green Belt). Development of sites in the Green Belt for residential development would be contrary to the objective of the BCCS to develop brownfield sites first. However, see further comments for site CFS34 below.	Consider as a "choices" site	Additional details should be submitted as part of joint submission with site CFS34: see below.
CFS13	Phillip Plant	Land off Allen's Lane, Pelsall	Grazing	Residential (open market or affordable), Offices, Retail, Open Space or Sports Pitch, Community Facilities	Large site in Green Belt. Development of sites in the Green Belt for built development would be contrary to the objective of the BCCS to develop brownfield sites first. Would need to demonstrate that there was insufficient land for housing and the other suggested land uses elsewhere, before considering in more detail. Offices or retail use would be contrary to the "centres first" policies in the BCCS. Retail would need to satisfy the sequential test. Use as open space or sports pitches, with supporting facilities, might be suitable	Included as a "choices" site. Consider whether to allocate as open space or for outdoor sports. Other suggested uses would not be consistent with current policy	See evidence requirements above relating to: BCCS Spatial Strategy Green Belt Policy Mineral Safeguarding Housing Housing in Peripheral Locations Town Centre Developments Community Facilities Transport and Accessibility Flood Risk Sustainability Appraisal
CFS14	Robert Anthony	Winterley Lane, Rushall	Agriculture/ grazing	Residential (open market or affordable), Industry or Storage, Offices, Retail	Large site in Green Belt. Development of sites in the Green Belt would be contrary to the objective of the BCCS to develop brownfield sites first. Would need to demonstrate that there was insufficient land for housing and the other suggested land uses elsewhere, before considering in more detail. Offices or retail use would be contrary to the "centres first" policies in the BCCS. Retail would need to satisfy the sequential test. Site is affected by former limestone working	Included as a "choices" site but suggested uses would not be consistent with current policy	See evidence requirements above relating to: BCCS Spatial Strategy Green Belt Policy Mineral Safeguarding Housing Housing in Peripheral Locations Employment outside urban area Town Centre Developments Transport and Accessibility Flood Risk Sustainability Appraisal A "desk based" assessment of site stability and ground conditions would also be required
CFS15	Bruton Knowles	Robert Anthony Pelsall Lane, Rushall	Grazing	Residential (open market or affordable), Industry or	Site in Green Belt and proposed open space allocation (OS0503). Built development of sites in the Green Belt would be contrary to the objective of the BCCS to develop brownfield sites first.	Included as a "choices" site but suggested uses would not be consistent with current policy	See evidence requirements above relating to: BCCS Spatial Strategy Green Belt Policy Mineral Safeguarding

Brereton Michael

From: [REDACTED]
Sent: 16 May 2013 17:25
To: Stanczyszyn Matthew
Subject: Walsall Local Development Framework
Attachments: Walsall_Local_Development_Framework.docx

Follow Up Flag: Follow up
Flag Status: Completed

Matt Stanczyszyn
Senior Planning Policy Officer

I'm sending this on behalf of my brother [REDACTED] so if you need to communicate with regards to any queries please contact him on his e mail, thank you,
[REDACTED]

17th May 201

Dear Matt

Thank you gain for the opportunity to meet with you at the "Planning 2026 Event" on 15th May. Your time was much appreciated and my sister and I found the meeting useful. Thank you also for your helpful e mail of the 16th May giving the appropriate links. I have passed this information to my brother and sister who are joint executors of the submitted land.

As you are aware from my site submission I and my fellow executors remain concerned that the land which had been designated for residential development for over 40 years, and was partially developed with the first phase creation of housing on the south side of Oakwood Close, was redesignated as green belt without the knowledge of my mother, sister and myself all of whom were resident in [REDACTED]. We were unaware that consideration was being given to a possible reclassification and indeed only became aware of the decision when we pulled together my mother's estate following her death.

The decision to reclassify the land as green belt seemed to be heavily influenced by a small number of local resident objections to housing on the site and the absence of any person supporting future development. I have reviewed the objections and frankly there appeared to be no fundamental arguments against development. Purchasers of houses in the area would or could have been aware of the long standing status of the land.

I attach a note in support of the application for reinstatement of the land for residential development.

Thank you again for the useful meeting and your follow up.

As I said at the meeting, the history means that we are particularly concerned about being directly informed of all events that impact on our application. The e mail and postal addresses of myself, sister and brother are:

[REDACTED]

Kind regards

[REDACTED]

02 May 2013
Delivered by email

T: 0117 989 7000
F: 0117 925 1016

www.turleyassociates.co.uk

Our reference:
WESA2007

Your reference:

-

Email:
rboulton@turleyassociates.co.uk

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

LDF@walsall.gov.uk

Dear Sirs

WALSALL COUNCIL, SITE ALLOCATION ISSUES AND OPTIONS, 22 APRIL TO 3 JUNE

I write in respect of the subject documents and have been instructed on behalf of Western Power Distribution (WPD) to make the following consultation response.

WPD [may have] [has] a number of strategic electricity distribution circuits (which can operate at 132,000 Volts, 66,000 Volts and 33,000 Volts) in some of the area's being considered for development. These circuits may run both underground and as overhead lines (on either towers/pylons or wood poles). WPD may also have electricity substations in these areas.

Generally, WPD would expect developers of a site to pay to divert less strategic electricity circuits operating at 11,000 Volts (11kV) or below. This may include undergrounding some 11kV and low voltage overhead lines as necessary.

WPD would normally seek to retain the position of electricity circuits operating at 132,000 Volts (132kV) and 66,000 Volts (66kV) and in some cases 33,000 Volts (33kV), particularly if the diversion of such circuits placed a financial obligation on WPD to either divert or underground them as WPD would not be party to any planning application and any such obligation would also go against the statutory and regulatory requirement on WPD to operate an economic and efficient electricity distribution system. Assuming the required minimum statutory clearances can be maintained and WPD can access its pylons/poles, WPD does not generally have any restriction on the type of development possible in proximity to its strategic overhead lines but it would be sensible for planning guidance and layout of developments to take WPD's position into account and consider uses compatible with the retention of strategic overhead lines, for example such as parking, estate roads, commercial uses or open space, within their immediate proximity. It is worth noting that any existing circuits crossing the proposed development areas in the document may run both overhead and underground. In any case WPD should be consulted on detail at an early stage and WPD are always keen to discuss larger sites with the local authorities at an early stage, so that constraints can be taken into account and sites planned in the most effective way.

Where WPD have substations on land being considered for development, WPD should be consulted on the detail of proposals in good time to ensure that the required access can be maintained and catered for and that other requirements for development in the vicinity of substations are taken into account.

Specifically, it is noted that utility infrastructure details are included on Map 11.1 and Table 11.1, as such should any future development proposals impact on strategic overhead lines, pylons or substations, WPD would expect to be consulted. Similarly, it is noted that land at Axxess 10, Bentley Rd South, Darlaston is constrained by pylons (included within Appendix 4a), therefore, should this site be brought forward for development in the future, WPD would expect to be fully consulted.

I trust the information provided is satisfactory and I look forward to receiving your confirmation of receipt of this representation in due course along with the appropriate consultation number for future reference. Should you require any additional information or want to discuss or clarify any matter with a representative from WPD, please do not hesitate to contact me.

Yours sincerely

Rhianon Boulton
Planner

03 June 2013

Delivered by email and postT: 0121 233 0902
F: 0121 233 0968Planning Policy Team
Planning and Building Control
Walsall Council
Darwall Street
Walsall
WS1 1DGOur reference:
LONQ1002
Your reference:Email:
kheartley@turleyassociates.co.uk

Dear Sir/Madam

WALSALL SITE ALLOCATIONS DOCUMENT, ISSUES & OPTIONS REPORT

We write on behalf of our client, London & Cambridge Properties (LCP), in response to the consultation you are currently undertaking in respect of the Site Allocations Document.

LCP own two employment estates within the administrative area of Walsall, the Woods Bank Estate at Woden Road West and the Bloxwich Lane Estate, as well as shopping centres in Walsall town centre and Aldridge.

Woods Bank Estate

The Woods Bank Estate off Woden Road West is identified as 'Land for Industry – Option 1' and LCP welcomes this designation. This estate currently operates successfully and LCP consider that it will continue to do so as it is located within an established employment area, it is well connected to the local and strategic road network and the existing units are of modern standard. It is LCP's intention to continue to let the existing units for employment generating uses, when they become vacant, and refurbish buildings if and when required in accordance with good management practice. LCP currently has no plans to redevelop this site either in part or whole for employment or any other use.

A triangular parcel of land adjacent to the existing employment site is identified in the consultation document as 'Land for Industry – Option 4'. Although this site remains currently undeveloped it forms a logical extension to the Woods Bank Estate should it be required by an existing or future occupier of the site. Walsall Council needs to ensure that policies in the Site Allocations Document are worded such that by effectively applying a sequential approach to the location of employment land, suitable sites are not held back from coming forward for employment uses.

Bloxwich Lane Estate

The Bloxwich Lane Estate has also been identified as 'Land for Industry – Options 1' and this designation is again welcomed by LCP. The estate currently operates successfully and there are no plans to redevelop it for other purposes. LCP will continue to invest in this employment estate when appropriate to ensure that it continues to provide an attractive employment location. In this regard LCP strongly supports – as a priority – local transport plan initiatives to reduce congestion (and its related affects) at Junction 10 of the M6.

Retail

LCP supports the Council's aim of focusing retail development in Walsall town centre and the existing district and local centres and to restrict out-of-centre development. Out-of-centre developments have had a detrimental impact on existing town centres in the past, a mistake that Walsall should avoid to repeat.

Waste Management Facilities

The Site Allocations Document identifies suitable waste management locations in Walsall setting out at Table 8.8a what types of facilities would be acceptable in existing and potential high quality employment sites, local quality employment sites and employment sites that are considered for release. While LCP do not object to locating waste management facilities in employment areas, the Site Allocations Document should seek to ensure that such developments do not adversely impact the attractiveness and viability of the adjoining employment uses.

If you would like to discuss LCP's comments on this document further, please do not hesitate to contact Karin Hartley or David Smith.

Yours sincerely



Turley Associates

Contact Details**First Name: David****Surname: Lane****Organisation / Company Name: W A Lane****Address: Home Farm, Sandhills, Walsall Wood, WALSALL, West Midlands.****Postcode: WS9 9DJ****Email Address: davidlane@farmline.com****Phone Number: 01543 371717****Unique reference number**

Not available

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner	X	Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO:Q5	<p>We have offered the site at Sandhills for development for new housing as well as for new employment land. The Site Allocation Document, Issues and Options consultation, states that in total there is a sufficient area of land available for housing within the borough. However, we believe that there is a shortfall of land for low density, aspirational housing, which is not currently being fulfilled. This could be accommodated on the Sandhills site. The site would be easy to develop as it has no physical constraints or contamination issues. The development of the site would be a natural extension of the current urban area, close to existing shops, schools and amenities. Good access and with views over open countryside make this a very suitable site for aspirational housing. The inclusion of an adequate supply of aspirational housing would encourage higher income groups to live within the borough, rather than to live outside the borough and commute to work in Walsall. The building of aspirational housing at Sandhills would only occupy a small part of the area submitted within the Call for Sites submission; this development would be carefully sited and could include areas of public open space. We do not support the proposal to build a large number of additional homes (2924) at Sandhills, as published recently in the press and also in leaflets produced by local councillors relating to this current consultation.</p>
HO:Q15	<p>We consider that where there is a shortfall of existing brownfield sites available, development of Green Belt sites will be necessary.</p>
HO:Q16	<p>We agree that brownfield sites should be allocated first for new housing, wherever possible. However, when there are insufficient brownfield sites of the right quality to meet the specific requirements, then Green Belt sites will need to be developed to fulfil that need. The site at Sandhills would be very suitable for the development of aspirational housing, given the shortage of suitable brownfield sites suitable for this type of development within the borough.</p>

4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
IN:Q1	<p>We support Option 4, subject to the careful allocation of appropriate sites. The Site Allocation Document, Issues and Options consultation recognises the demise of employment within the borough. Importantly and critically, there is a need identified for 46 ha of readily available employment land and currently there is only 22 hectares of this requirement available. There is a need to allocate additional land to fulfil this shortfall within the Site Allocation Document, without this the employment prospects within the borough will be compromised. In particular, there is not currently a readily available large site suitable for high quality employment use. The site at Sandhills, which has previously been considered by the Council for inclusion within the last two Unitary District Plans, fulfils all of the criteria set out in the Black Country Core Strategy as a high quality employment site. There would be good access to this site, now including easy access from the M6 Toll road, as well as from the A461 and the A5 trunk road. There are no physical constraints; the land is stable, un-contaminated and does not overlie any good quality mineral deposits. All main utility services are accessible for the site. Although this would be development of Green Belt land, this site is extremely remote from any adjacent urban area and this loss would not be significant. The attractive nature of the site with a backdrop to open countryside and the canal network would be unique within the borough and would attract premium employment opportunities which would complement the aspirational housing also proposed for the site within the Site Allocation Document. The development of the Sandhills site could also include public open space; the site is currently private with no public access whatsoever. Our family has lived at Sandhills for many years and have no plans to move. We are keen to promote a carefully planned, sensitive, high quality development, to fulfil the needs of the Site Allocation Document and the future prosperity of the borough.</p>



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

10 May 2013

FT/EB M5/0507-06

By Email Only:

LDF@walsall.gov.uk

Dear Sir or Madam

RE: SITE ALLOCATIONS – KEY ISSUES AND QUESTIONS CONSULTATION APRIL 2013

We represent the **West Midlands HARP Planning Consortium** which includes all the leading Housing and Registered Providers (HARPs) across the West Midlands. Our clients' principal concerns are to optimise the provision of social / affordable housing and to ensure the evolution and preparation of consistent policies throughout the region.

We have the following comments to make on the Site Allocations Document (SAD):

INIT: Q1

We believe an additional objective, following objective 3, should be inserted into the SAD's objectives:

"To meet local housing needs for affordable and specialist housing in appropriate locations"

This adds clarification to the definition of Sustainable Communities, and highlights the importance of meeting local housing needs.

HO: Q2 and Q5

We support the Council's approach of identifying specific sites for specialist and affordable housing.

Identifying sites specifically for older peoples' accommodation will overcome the problem of operators being outbid by general housing developers when seeking to purchase sites, and thereby assisting the Council in ensuring provision of specialist housing in sufficient quantities as part of planning positively for an ageing population. The same problem might be overcome through 100% affordable housing allocations though generally speaking our clients' preference for urban environments is provision of affordable alongside market housing as part of a mixed and balanced community.

HO: Q6

While recognising the Council's desire to attract more professionals to the area, this policy needs careful consideration. Highlighting factors such as a pleasing physical environment or the availability of good schools as being particularly important factors for 'aspirational' housing, should not impede on the

delivery of other types of housing in such locations. A pleasing physical environment and good schools is an aspiration of all persons, not just those within 'AB' households, and a spatial policy based upon prioritising highly desirable locations for 'aspirational' housing is an unjust policy. A pleasing physical environment will be accomplished through design, environmental and open space policy requirements which should apply to all residential development across the Borough. The delivery of any 'aspirational' housing, aimed at 'AB' households, should be accomplished through sites with a mixture of housing types and tenures, based upon local demand.

HO: Q16

A mix of all three proposals is required, allowing a flexible site-specific approach to development. In line, with national planning policy, a sequential approach to development should be enacted, which encourages the reuse of land which has been previously developed (para 17, NPPF), while allowing the flexibility of releasing potential greenfield sites where appropriate.

The redevelopment of ex-employment land is particularly important for the delivery of affordable housing and we consider that the Council should take this into account in this policy. We suggest the Council creates a policy which takes account of national guidance on the reuse of employment land:

"Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. And allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities." (para 22, NPPF).

DV: Q1

Aside from noting the impact of the economic recession on lending restrictions, and the impact of increased certainty for developers on designated sites, it is important to note the broader issues of viability and its impacts on site deliverability. Planning Obligations, and the need to provide significant on-site and off-site infrastructure for some sites can delay or prevent sites coming forward.

DV: Q2

Following the above, the Council should explore additional delivery mechanisms; such as ensuring negotiation of Section 106 agreements to ensure individual sites can be delivered, exemptions from certain obligations for sites providing specialist or affordable units, or Council-led delivery of supporting infrastructure for strategic sites.

To provide additional developer certainty, this might be achieved through the production of design briefs for larger or strategic sites. As well as ensuring good planning and design to achieve high quality communities, this process would allow the Council to identify and prioritise specific planning obligation requirements on each site together with any scope for alternative funding.

Phasing

In line with procedures around 5-year land supply, it may be beneficial to consider a phased approach to the delivery of sites in the Borough; allowing the timely implementation of key infrastructure as discussed above. Using phasing should not prevent individual sites coming forward prematurely provided the appropriate conditions are in place.

Review

The scope of the SAD is to be commended, with considerable numbers of sites identified. However, the final document should have a review procedure, whereby if identified land does not come forward, further sites could be identified. It is suggested that the Council's Annual Monitoring Report may present an appropriate opportunity to undertake annual review, and if any issues are presented, a fuller review then be undertaken.

The above comments are intended to be constructive. We would like to be kept informed of this Community Infrastructure Levy's progress and consulted on further stages; please ensure that the **West Midlands HARP Planning Consortium** are retained on the LDF database, with **Tetlow King Planning** listed as their agents.

Yours faithfully



**FELICITY TOZER
PLANNER**

For and On Behalf Of
TETLOW KING PLANNING

Enc:

Cc: Accord Housing Association
Black County Housing Association
Bromford Housing Group
Mercian Housing Association
Midland Heart
South Staffordshire Housing Association
Walsall Housing Trust
Waterloo Housing Association

Contact Details**First Name** FELICITY**Surname** TOZER**Organisation / Company Name** TETLOW-KING PLANNING**Address** UNIT 2 ECLIPSE OFFICE PARK
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BRISTOL**Postcode** BS16 5EL**Email Address** felicity.tozer@tetlow-king.co.uk**Phone Number** 0117 951916**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor	X	Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant	X	Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
INT:Q1	See letter

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

What do you think? Which options do you agree with most and why?

(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. HO:Q4	Comments
HO Q2 Q5 Q6 Q16	see letter

13. Delivery and Viability

The National Planning Policy Framework states that plans should be deliverable. The Black Country Core Strategy (BCCS) sets out the need to produce a Site Allocation Document to help deliver the sites and infrastructure needed to support the visions of the BCCS up to the end of the plan period (2026). This in many cases involves the re-development of former industrial sites for employment and other uses but a large proportion of these sites are affected by contamination and instability issues that can add significantly to costs and affect the viability of development. It may also be necessary to assemble parcels of land to provide an adequately sized site for development or to address infrastructure constraints such as the need to improve highway access. The BCCS requires arrangements to be made for the relocation of existing employment uses where employment sites are released for other uses.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. DV:Q3	Comments
DV Q1 Q2	see letter

Any other comments...

see enclosed letter for comments on
phrasing and reviews.

Other Duty to Cooperate

BIRMINGHAM & BLACK COUNTRY LOCAL NATURE PARTNERSHIP**Response under the Duty to Co-operate (Sect. 110 the Localism Act 2011)****Walsall Site Allocation Document Issues & Options****3rd June 2013*****Our Vision:***

“To achieve a vibrant, healthy and prosperous Birmingham and Black Country, with a restored and improved natural environment that is valued and managed as a sustainable and integrated system for the benefit and well-being of nature, people and the economy.”

Purpose of the Birmingham & Black Country LNP:

The Birmingham and Black Country Local Nature Partnership (B&BC LNP) will be a driver for positive change by valuing, championing and safeguarding a healthy natural environment. Working at a strategic level the LNP will influence decision making to ensure, integrated, long-term sustainable and resilient benefits, adaptation to climate change, ecosystem services and environmental gains for nature, people and the economy.

The LNP will provide the forum to work closely with Local Authorities, Local Enterprise Partnerships and Health and Wellbeing Boards to support the delivery of the Birmingham & Black Country Nature Improvement Area (B&BC NIA) aspirations, contributing locally to the Government’s national environmental objectives.

Thank you for giving the Birmingham & Black Country Local Nature Partnership the opportunity to comment on the Walsall Site Allocation Document Issue and Options document. The LNP hopes the comments set out below are helpful and looks forward to further opportunities to input to Walsall’s strategic planning and other matters:

1. It is important that the SAD conforms and is aligned to national strategic planning policy such as the National Planning Policy Framework (NPPF) and national environment policy as expressed in the Natural Environment White Paper (2011). It is also important that the SAD aligns and conforms to planning policy for the Black Country (Black Country Core Strategy), and demonstrably addresses Black Country Environment Infrastructure Guidance.
2. Key Objectives – the B&BC LNP is able to support broadly the 10 key objectives. Objectives 5 and 6 could be amalgamated using the well-established concept of green infrastructure. The B&BC LNP strongly urges that the delivery of ecosystem services provided by green infrastructure, (for example to benefit climate change mitigation and adaptation, air quality, water quality and quantity, and health and well-being), as well as the examples given, be usefully introduced through this concept. Ecosystem services and green infrastructure are key priorities for the Local Nature Partnership.
3. Key Issues – the B&BC LNP agrees with the issues identified but thinks that the use of the ecosystem services and green infrastructure concepts will assist in drawing several of the issues together. Climate change and the need for mitigation and adaptation is an important additional issue, as is consideration of the water environment, in terms of quality and quantity. A final key issue rests with the view

that Walsall is not an island and that many of Walsall's key issues and proposed allocations have implications beyond its boundaries, as does the allocation of land use within areas beyond Walsall, such as Cannock Chase Special Area of Conservation, Sutton Park National Nature Reserve and Sandwell Valley. The SAD should take account of the implications appropriately.

4. Walsall's environmental network, green infrastructure and the ecosystem services provided represent a significant resource requiring proper consideration, planning and provision. If threatened by built development, the environmental network resource can only be used once. Should development of the resource take place at specific locations, it must be to the highest standards for sustainability, environmental performance, access and amenity, green infrastructure, and all the ensuing ecosystem services and multiple benefits that the network provides. This will ensure that the greatest return is realised on the potential loss or harm to this valuable asset. Walsall must not squander the environmental capital bequeathed by earlier generations.
5. The B&BC LNP is of the view that the SAD should clearly define and indicate Walsall's environmental (or ecological) network, including links to networks beyond. The use of the green infrastructure concept and typology should greatly facilitate this.
6. The definition, identification, protection and improvement of the environmental network require prioritisation, as well as investment and resources. Regeneration and development will bring opportunity but it will also require the Council and its partners to champion and lead this priority to ensure that opportunities are maximised.
7. Much strategic work has been and is being undertaken in Birmingham and the Black Country in respect of the natural environment and the services and benefits that it provides. Some initiatives to date and in progress that have the potential to inform, provide evidence for, and contribute to the delivery of such an approach in relation to the Walsall SAD include:
 - *Birmingham and Black Country Nature Improvement Area and NIA Partnership delivery – Walsall is part of one of only 12 NIAs in England (NIAs are the subject of planning guidance in the NPPF)*
 - *Second cycle of River Basin Management Plan work taking place 2013 – 15 leading to the adoption of the second Humber RBMP 2015 – 21, led by the EA*
 - *The Catchment-based Approach as reflected in the Tame, Anker and Mease Catchment Pilot and Management Plan work hosted by the Wildlife Trust*
 - *Black Country UNESCO GeoPark proposal*
 - *Black Country as Urban Park concept*
 - *Black Country Urban Forest*
 - *Black Country Environment Infrastructure Guidance*
 - *Walsall's emerging Health and Well-being Strategy and Joint Strategic Needs Assessment*
 - *Ecosystem services related work undertaken by the Wildlife Trust – the Economic Value of Green Infrastructure in Birmingham and the Black Country (2011)*
 - *Other Biodiversity - Geodiversity activity, including the identification of ecological networks (as required by the NPPF) led by the Biodiversity – Geodiversity Partnership, work by the Birmingham & Black Country Local Sites Partnership to evaluate local sites and EcoRecord, the Biological Records Centre for Birmingham and the Black Country*
 - *Black Country Historic Landscape Characterisation work*

8. In practice, land use allocations are not always “either / or” allocations, though indicated as such in the SAD. Development taking place within housing and industrial land allocations is capable of providing many opportunities to deliver effective green infrastructure and of therefore contributing to many of the resultant services and benefits. Effective strategic policy application and delivery in determining planning applications across Walsall is a pre-requisite to taking opportunities to ensure *“integrated, long-term sustainable and resilient benefits, adaptation to climate change, ecosystem services and environmental gains for nature, people and the economy.”*

John Box

Chair, Birmingham & Black Country Local Nature Partnership

Chris Parry

Co-ordinator, Birmingham & Black Country Local Nature Partnership


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BIRMINGHAM & BLACK COUNTRY WILDLIFE TRUST RESPONSE
Walsall Site Allocation Document Issues & Options
3rd June 2013

Thank you for giving the Birmingham & Black Country Wildlife Trust the opportunity to respond to the above document. The Trust's response is set out below.

1. Key Objectives – at the outset, the Wildlife Trust is able to give broad support for the 10 key objectives. The Trust recommends that Objectives 5 and 6 should be reworded using the well-established concept of green infrastructure (GI). GI provides a broad range of ecosystem services supporting, for example biodiversity, climate change mitigation and adaptation, air quality, water quality and quantity, health and well-being and economic value. GI and the provision of ecosystem services could be introduced as a key objective. Much knowledge and guidance is available for GI.
2. Key Objectives – defining an integrated environmental network for Walsall is a key objective for Walsall's SAD. Such a network should be identified in the Walsall SAD so that opportunities for improvement through creation, management and restoration can be identified and taken, and that the fundamental network can be protected. The Trust has the view that the SAD should clearly define and indicate Walsall's environmental (or ecological) network, including links to networks beyond. The GI concept will facilitate this.
3. Key Issues – the Wildlife Trust broadly agrees with those identified but thinks that the GI concept and the delivery of ecosystem services would assist in re-focussing several issues, particularly in relation to the Environmental Network references. Climate change is an additional issue, as is consideration of the water environment. Another key issue relates to the implications of the key issues and land use allocations beyond Walsall's boundaries. The allocation of land use in the vicinity of Walsall, but beyond its boundaries is also important. Examples include Cannock Chase Special Area of Conservation, Sutton Park National Nature Reserve and the River Tame and tributaries. The SAD should take account of the implications appropriately.

President

Professor David Bellamy OBE

Vice Presidents

Professor Chris Baines

Peter Shirley MBE

Professor Ian Trueman

Patron

Miss Gitta Tangye

Chief Executive

Neil Wyatt

4. The Biodiversity / Geodiversity resource is represented in the SAD through allocations of land designated or identified for nature conservation purposes / reasons. The resource in Walsall comprises a range of sites including a Special Area of Conservation (SAC), Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), Sites of Importance for Nature Conservation (SINC), and Sites of Local Importance for Nature Conservation (SLINC). Note that SLINCs are not identified as map layers when using the mapping tool, though they are identified on Map 7.1 in the document itself.
5. The Wildlife Trust would like to emphasise that these sites are more than boundaries on maps. They are all critical components of Walsall's natural environment and a Walsall Environmental Network. They have a range of habitats, flora and fauna, and other natural and semi-natural features (including geodiversity features) of ecosystems represented by Habitats and Species of Principal Importance in England (Sect. 41, Natural Environment & Rural Communities Act 2006), legally protected species, Species of Conservation Concern, and species uncommon and rare in Birmingham and the Black Country and Walsall. Further detail is available in both Birmingham & Black Country Biodiversity and Geodiversity Action Plans where there is also information available about Biodiversity Opportunity Mapping and other related topics.
6. In relation to identifying Walsall's Environmental Network, the Trust thinks it is necessary to make use of government policy as set out in the Natural Environment White Paper (NEWP) in order to support the safeguarding and improvement of the natural environment. The NEWP sets out several initiatives whose aims are to benefit the natural environment, some requiring good policy linkage to national and local planning policy as a means for their implementation and delivery. One such initiative is Nature Improvement Area status. Established by the Government, the Lawton Review of 2010, *Making Space for Nature*, reported that the natural environment in England is highly fragmented making it difficult to respond to pressures such as climate change and population growth. To inspire and encourage action, the NEWP set out proposals for the creation of Nature Improvement Areas, places where there are significant opportunities to enhance and re-connect nature.
7. Walsall is part of the Birmingham and Black Country Nature Improvement Area, one of only 12 NIAs in England and the only NIA that is wholly urban. The Birmingham and Black Country Nature Improvement Area Partnership (a partnership of over 50 separate organisations, of which Walsall Council is a key partner) has put in place a framework for urban landscape-scale conservation with a national and government-approved status not seen anywhere else in the conurbations and built-up areas of England. A vision, a series of objectives and themes, and more detailed project guidance has been put in place by the Nature Improvement Area Partnership, the aim of which is to secure nature improvement in Birmingham and the Black Country which will also benefit Walsall's natural environment. NIA status is referenced in the NPPF.
8. Given the national importance of this initiative as set out in the NEWP, the Wildlife Trust is of the view that the Birmingham and the Black Country Nature Improvement Area requires description and prominence in the proposed SAD. The Wildlife Trust views the role of the SAD, Walsall's Development Plan, the Black Country Core Strategy, and the wider planning system as one collectively encouraging and securing action and resources to conserve Walsall's natural environment.

9. The Nature Improvement Area programme, together with the Birmingham & Black Country Biodiversity and Geodiversity Action Plans, evidence provided by EcoRecord the Biological Records Centre for Birmingham and the Black Country and the soon to be published Birmingham & Black Country Flora, have roles in informing the definition and identification of a Walsall Environmental Network.
10. Other strategic work that has been undertaken in Birmingham and the Black Country relevant to the identification of an environmental network around the concept of green infrastructure includes:
 - The Tame Catchment-based Approach as reflected in the Catchment Pilot and Management Plan work hosted by the Wildlife Trust
 - Black Country GeoPark proposal
 - Black Country Urban Park
 - Black Country Urban Forest
 - Black Country Environment Infrastructure Guidance
 - Ecosystem services related work undertaken by the Wildlife Trust – the Economic Value of Green Infrastructure in Birmingham and the Black Country (2011)
 - Black Country Historic Landscape Characterisation work
11. The Wildlife Trust has been able to use the Interactive Mapping tool available via Walsall Council's website. The Trust notes that SSSIs, LNRs and SINCs are available as layers but that Sites of Local Importance for Nature Conservation are not present as a layer. Map 7.1 presents a plan of an Environmental Assets Network and this does show SLINC sites. This would appear to be a good place to start from in beginning to set out an Environmental Network for Walsall though much more definition / identification / development work needs to be done.
12. A rudimentary analysis of Housing and Industrial Land allocations using the mapping tool reveals that both of these allocations directly impact on features that would form components of an Environmental Network for Walsall. Housing allocations directly impact on Open Space, Green Belt, SINCs, corridors such as those based around canals, rivers and streams and open space, or lie immediately adjacent. Even though SLINCs are not shown via the mapping tool, it is clear that direct impacts will result from Housing allocations.
13. Similarly, Industrial Land allocations have direct impacts on SLINCs and corridors, and also lie immediately adjacent to SSSIs, LNRs, SINCs, and Open Space, and therefore on the components of Walsall's Environmental Network.
14. Choices sites allocations also have direct impacts on SINCs, SLINCs, Open Space and corridors, and also lie immediately adjacent to SSSIs, LNRs, SINCs, and Open Space.
15. Further, it is likely that a number of potential sites of nature conservation value fall outside of the suite of currently identified sites designated for their nature conservation importance. The Trust would be happy to discuss this issue with Walsall Council.
16. Development eventually taking place within Housing, Industrial Land or Choices site allocations is capable of providing opportunities to deliver effective and appropriate green infrastructure which will contribute to a Walsall Environmental Network. Early engagement with applicants, effective policy application and implementation in determining planning applications across Walsall is a pre-requisite to taking opportunities to ensure the protection, management, restoration and development of a Walsall Environmental Network. The development and improvement of a Walsall Environmental Network should be priority for Walsall Council and its stakeholders

and is thoroughly in alignment with Walsall's status within the Birmingham and Black Country Nature Improvement Area.

17. Finally, it is important that the SAD conforms and is aligned to national strategic planning policy such as the National Planning Policy Framework (NPPF) and national environment policy as expressed in the Natural Environment White Paper (2011). It is also important that the SAD aligns and conforms to planning policy for the Black Country (Black Country Core Strategy), the wider Walsall Development Framework and also addresses Black Country Environment Infrastructure Guidance.
18. Thank you for giving the Birmingham & Black Country Wildlife Trust the opportunity to comment on the Walsall Site Allocation Document Issue and Options document. The Trust hopes the comments are helpful and looks forward to further opportunities to input to Walsall's SAD, strategic planning and other matters.

Neil Wyatt C Env MCIEEM FRSA
Chief Executive

Chris Parry C Env MCIEEM
Principal Ecologist

Birmingham & Black Country Wildlife Trust

3rd June 2013

Mr Michael Brereton
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21 May 2013

Dear Mr Brereton

WALSALL LOCAL DEVELOPMENT FRAMEWORK (LDF) CONSULTATION

Thank you for identifying the Highways Agency (HA) as one of the bodies the Council should engage with under the Duty to Co-operate and seeking our comments on the 'Walsall Site Allocation Document' and 'Walsall Town Centre Area Action Plan'.

It is understood that the current consultation is the first stage in the preparation of the Site Allocations Document (SAD) and that comments are invited from the HA specifically in respect of the current consultation document, but that further engagement is also being sought.

This letter provides the Council with the HA's comments on a number of issues regarding the SAD 'Issues and Options Report' (and the associated 'Schedule of Ward Maps and Site Summary Tables') and how these are likely to affect the HA and the Strategic Road Network (SRN). The HA would welcome further engagement with the Council beyond the consultation deadline and as the SAD process moves forward.

The HA's comments at this stage are:

Walsall Site Allocation Document (SAD)

1. The report sets out a number of objectives including Objective 7 – "To deliver a first class transport network." This is a very broad objective and might benefit from the inclusion of further detail of how, in general terms the SAD seeks to achieve this.
2. It is noted that with regard to the existing transport infrastructure the consultation document states that Walsall has a major potential advantage as it is close to the national motorway network. However, it is highlighted that many of the local connections need to be improved so that the Borough can benefit from its location. It is recognised that the Borough needs to attract investment including the provision of physical infrastructure such as transport and the HA wishes to be engaged in any future discussions regarding proposed infrastructure improvements, particularly where these affect the SRN.

3. The report highlights that there is a shortage of good quality employment land close to the SRN and that large-scale public sector investment in infrastructure and land reclamation will be necessary to help bring forward key sites for development. The 'Schedule' document identifies a large number of employment land options in the wards in close proximity to the SRN i.e.:

Ward	Industry Sites	Waste Sites	Retail Sites
Bentley and Darlaston	29	3	-
Pleck	22	2	-
Birchills Leamore	12	-	-
Short Heath	6	-	1
Brownhills	2	-	-
Bloxwich West	1	-	-

The majority of the employment site options are in close proximity to the M6, particularly Junction 10. Whatever the final choice of site options is going to be there is likely to be an impact on M6 J10 with the potential for future development traffic to worsen congestion on the local and strategic networks. We would therefore expect any future SAD to be underpinned by a robust assessment of the traffic impacts of specific sites to ensure that both individually and cumulatively the proposed level and distribution of development could be accommodated without any severe impact on the SRN. The Black Country Joint Core Strategy identifies that motorway junction improvements are necessary to facilitate growth in Walsall and this should be reflected in the SAD.

4. The report states that for potential waste management sites "having good access to the motorway network is particularly important". It is understood that the potential sites are located in the Darlaston and Willenhall wards. Both of these wards are in close proximity to M6 Junctions 9 and 10 and may therefore have impacts on the SRN.

5. The report identifies a number of issues that affect the SRN i.e. congestion, air quality, poor accessibility and the need to improve public transport provision. The evidence base for this stage of the process is adequate (see paragraph 10.4), which states that "supporting Walsall's transport policies and objectives is contained in the LTP strategies and appendices, notably in the LTP Annual Monitoring Report". However, we consider that this evidence is not sufficient for future stages and more detail will be required about the potential traffic and transport impacts of the selected sites on the SRN. This is a particular concern in the vicinity of M6 J10 where there are numerous potential sites and this traffic is likely to affect the nearby motorway junction.

6. Figure 10.4 highlights congestion issues on the local and strategic road network. It shows the AM peak congestion "hotspots." The report states that "areas suffering from traffic congestion are also associated with poor air quality....recent monitoring shows that values have been exceeded in the M6 corridor, in particular around Junction 9". It appears that this evidence has been provided by the Mott Macdonald Consultancy, but the source of the information is unclear.

7. Table 10.1 identifies Walsall MBC's priority transport projects, these include two projects that are expected to affect the SRN i.e. the Darlaston Sustainable Development

Area Access Project (DSDA) will “improve traffic flows...to and from M6 junctions” and the M6 Junction 10 Improvements project, which will “provide extra capacity to accommodate traffic growth.”

8. Question 1 in the consultation document seeks views on whether all the key transport issues that the SAD needs to address have been identified? The various site options included in the consultation document clearly have the potential to affect the M6 Junctions 9 and 10. The HA considers that a robust transport assessment of the traffic impacts of specific sites will need to be prepared as the plan moves forward to ensure that the proposed development could be accommodated by the local and strategic road network. The HA wishes to be involved in the preparation of the SAD going forward and with regard to the preparation of any related delivery and infrastructure planning documents.

9. The report states that the SAD “has a role to play in safeguarding land” for the DSDA Access Project “to insure against the effects of slippage in construction dates”. However, the report also states that “many of the transport projects described above do not require land to be set aside by the SAD” - this includes Walsall MBC’s proposed M6 Junction 10 improvements project.

10. Question 2 in the consultation document seeks views on whether there are any locations where the SAD needs to safeguard land for new or improved highways infrastructure ?” The potential for the SAD to safeguard land for the proposed M6 Junction 10 Improvements project should be considered in the on-going discussions between the HA and the Council.

Walsall Town Centre Area Action Plan (AAP)

1. The HA is content that the overall level of development to be accommodated within the town centre appears to be consistent with that set out in the adopted Black Country Core Strategy. The town centre is the most sustainable location for development within the Borough and the opportunities it presents to accommodate development should therefore be maximised.

2. The HA welcomes the Council’s intention to improve public transport provision to and from the town centre and we are looking forward to being kept informed of progress as and when the policies and proposal of the AAP are firmed up.

Conclusions

The Site Allocation Document process is still at its early stages and there will be more information and detail available for us to consider as the preferred Options are developed in Summer 2014. These details will influence the HA’s position regarding potential sites and future development in close proximity to the SRN.

The main concern is how the site allocations, both individually and cumulatively, will affect the M6 junctions, particularly Junction 10 but we will also need to consider further details as they emerge in the Brownhills ward, with respect to the A5.

We look forward to engaging with the Council in the on-going process to address the points noted above.

Yours sincerely



Matthew Taylor
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Other Public Bodies

Planning and Architecture | advice | applications | drawings

Our ref. 8981 CL1 HRW

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3rd June 2013

Dear Sir/Madam,

Walsall Site Allocations Development Plan Issues and Options: Formal Representations on behalf of the Police and Crime Commissioner for West Midlands

We act for the Police and Crime Commissioner for West Midlands (PCCWM), formerly known as West Midlands Police Authority. We are grateful to Walsall MBC for giving the PCCWM the opportunity to comment on the Site Allocations Development Plan Document (DPD) Issues and Options. We are instructed to make representations on local development documents in respect of securing policy reference in such documents to, amongst other matters:

- recognise the community need for securing safe environments with crime reduction made a priority;
- ensure the timely and effective engagement of the police and other emergency services to ensure effective delivery of infrastructure projects required as a result of development growth with the recognition that the police are a social infrastructure delivery agency; and
- in appropriate cases, seek financial contributions towards the additional expenditure burden placed on the Police Force as a consequence of development proposals and growth.

The PCCWM clearly has a statutory duty to secure the maintenance of an efficient and effective police force for its area and, of course, the Council is also statutorily required to consider crime and disorder and community safety in the exercise of its duties with the aim of achieving a reduction in crime and helping to create environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Our detailed comments are set out below:

National Planning Policy

1. The **National Planning Policy Framework (NPPF)**, March 2012, paragraph 156 sets out the strategic priorities for local planning authorities, including, '*the provision of health, security, community and cultural infrastructure...*' Security is therefore a national strategic planning objective for local authorities.
2. Chapter 7, 'Requiring Good Design' paragraph 58 requires local and neighborhood plans to have policies which should aim to ensure that developments, '*...create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion...*'
3. This message is repeated in Chapter 8 'Promoting Healthy Communities' paragraph 69 which recognises that '*The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities...Planning policies and decisions, in turn, should aim to achieve places which promote ... safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.*'
4. It is significant that within the streamlined national planning policy framework, the need to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion is repeated. This clearly demonstrates the importance and weight which the government attaches to this requirement in order to deliver sustainable development.
5. As you will be aware, since the end of March 2013, if there is any inconsistency between the adopted Black Country Core Strategy's, overarching local planning policies and the NPPF then policies within the NPPF will take precedence.

Detailed Comments on the Walsall Site Allocations DPD

Chapter 1 – Objectives

6. The PCCWM **OBJECTS** to the lack of any reference to the need to seek to ensure safe and secure communities and environments within the DPD's objectives. This requirement is identified in the NPPF paragraph 156 which states that one of the strategic priorities for local planning authorities is '*the provision of health, security, community and cultural infrastructure...*' as well as paragraphs 58 and 69 which require local authorities to create environments where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion. Without reference to crime and disorder the DPD would be **UN SOUND**. We therefore formally request that two additional objectives are included within the Preferred Options version of the DPD as follows:
 - To deliver a healthy, inclusive, safe and crime free environment with good access to key services and timely provision of appropriate infrastructure; and
 - To ensure high quality design in all developments which will positively contribute towards the regeneration of the urban environment, including designing out crime to create environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion.

Chapter 2: About Walsall and Existing Policy Context

7. Whilst the PCCWM recognise that the section on 'Existing Planning Policy' is a summary and it is not expected to be fully comprehensive, they nevertheless believe that issues of crime and safety are fundamentally important and should be included within the core land-use planning principles that underpin both plan making and decision taking as required in the NPPF. The PCCWM formally request that reference is made in this section to the need to create environments where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion.

Chapter 3: Housing

8. The PCCWM supports the recognition at paragraph 3.3, that one of the key housing issues is the need to provide 'supporting facilities' for the anticipated population increase. Provision of police stations and safety facilities are important in ensuring that the national and local strategic objectives of providing community facilities which help to create environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion are met. In order to provide the social and community infrastructure necessary to fulfill the Black Country Core Strategy vision and growth objectives for Walsall MBC, there may be a need for the PCCWM to receive financial contributions towards essential infrastructure from funds raised through the Community Infrastructure Levy (CIL), once adopted, and Section 106 Agreements to bridge its funding gap.
9. The PCCWM welcomes the statement under 'Affordability', at paragraph 3.3c that the Council need to identify the services and community infrastructure that will be needed to support new housing development. They support the assumption at paragraph 3.3d 'Supporting Facilities' that '...the private sector becomes increasingly important as a source of funding for infrastructure', subject of course to viability considerations.
10. The PCCWM accept that there is a need in Walsall BMC to make provision for additional Gypsy and Traveller site pitches over the plan period. The PCCWM are keen to be involved in any pre-application discussions to ensure that careful consideration is given to the need to create sites which are safe and accessible where crime and the fear of crime do not undermine the quality of life or social cohesion, both on the site itself and within the local community as a whole. Guidance set out in the Government's good practice guide on 'Designing Gypsy and Traveller Sites' published in 2008, suggests that consultation should take place with the Police on site security issues and the Police Architectural Liaison Officer's advice should be sought on the design of specific schemes with the aim of 'designing out' crime and social exclusion and 'designing in' community safety and social inclusion.
11. The PCCWM formally request that the Site Allocations DPD should include a policy which explicitly states that there is a requirement to consult with the PCCWM. Suggested policy wording is set out below:

'The Development of a site to accommodate Gypsy and Travellers will be permitted provided that:...

- *Any unacceptable social issues arising from proximity to established Gypsy and Traveller communities or the wider community can be mitigated;*
- *The design includes measures to promote community safety and social cohesion such as through natural surveillance; ...*

Proposals will expect to have regard to advice from the Police and Crime Commissioner for West Midlands.'

Chapter 5: Shopping and Services

12. The PCCWM formally request that consideration of measures to reduce crime and the fear of crime be included as an additional key issue within this section. Measures to promote a reduction in crime and the fear of crime could make a valuable contribution towards enhancing the appeal and success of Walsall Town Centre, particularly when plans include expansion of the evening economy to include more family friendly entertainment and facilities. The PCCWM formally request inclusion of a policy which requires development proposals to create safe and attractive streets and public spaces which reduce crime and the fear of crime and consider the impact of development proposals on public safety and the incidences of anti-social behaviour.

Summary

13. The Site Allocations DPD is currently **UNSOUND** because it does not fully accord with the requirements of national planning policy. The PCCWM formally request that the Preferred Options version of the Site Allocations DPD include explicit reference to crime considerations to comply with national planning policies. Currently the Site Allocations DPD does not adequately address the need to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.
14. The PCCWM formally request that amendments are made as follows:
 - include within the 'objectives' of the DPD the need to deliver a healthy, inclusive, safe and crime free environment with good access to key services and timely provision of appropriate infrastructure;
 - include within the 'objectives' of the DPD the need to ensure high quality design in all developments which will positively contribute towards the regeneration of the urban environment, including designing out crime to create environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion;
 - include within the NPPF exiting policy summary section reference to the need to create environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion;
 - highlight that fact that the PCCWM is a 'supporting facility' and legitimate recipient of developer funding following planned housing and population growth;
 - include a policy which requires the PCCWM to be consulted on all gypsy and traveller site planning applications and require all proposals to mitigate any potentially unacceptable social issues and include design measures which promote community safety and social cohesion; and
 - include a policy within the shopping and services chapter which requires development proposals to create safe and attractive streets and public spaces which reduce crime and the fear of crime and consider the impact of development proposals on public safety and the incidences of anti-social behaviour.

We look forward to receiving confirmation that you have registered this letter and that comments will be considered for inclusion in the Preferred Options version of the Walsall site Allocations DPD.

Kind regards,

Yours sincerely,

Helen Winkler Bsc(Hons) DipTP MRTPI
Planning Consultant
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Contact Details**First Name Phil****Surname Griffin****Organisation / Company Name Walsall CCG****Address Jubilee House, Bloxwich Lane, Walsall****Postcode WS2 7JL****Email Address phil.griffin@walsall.nhs.uk****Phone Number 01922 618390****Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	X
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
AW: Q1	<p>The CCG agree that the proposed objectives for the Site Allocation Document are appropriate for the Borough of Walsall. The relationship between the following:</p> <ul style="list-style-type: none"> • Population • Housing • Land • Industry • Shopping and services • Open space • Leisure and community facilities • Environmental • Waste and resource management • Minerals • Transport • Utility's infrastructure <p>are fully accepted. Therefore the CCG accepts the need to identify sites for development of future infrastructure and housing and recognises that there are choices as the document goes on to say, as to where development can take place and is mindful of the constraints in doing so.</p>
AW: Q3	<p>The CCG understands that the Site Allocation Document will fill part the local plan for Walsall and will conform to existing local and national policies. There will need to be links to the local Health and Wellbeing Strategy as well as the CCG's Integrated Plan which will embrace future health care and infrastructure required to support the needs of the local population.</p>

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
<p>HO:Q1</p> <p>HO:Q10</p> <p>HO:Q16</p>	<p>The document has identified the key housing issues in our view.</p> <p>In relation to question 10 we agree with the Local Authorities initial assessment of the potential housing sites.</p> <p>The options set out are clear and the CCG accepts the argument that option 3 which would rely on the majority of housing development taken place in green belt areas to the east of the Borough would probably require greater investment arising from the higher costs of developing infrastructure costs. Options 1 and 2 would be ways of developing accommodation housing to meet the future needs of the population.</p>

4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
	<p>The CCG does not offer any specific comments on the different options proposed.</p>

5. Shopping and Services

This chapter looks at the key issues facing Walsall's shopping and services. It focuses on how the SAD can support and strengthen Walsall's centres. The chapter covers all centre uses, including retail, services, offices and leisure. It covers the current policy requirements, the different hierarchy of centres with a particular focus on local centres and looks at the issues around out-of-centre developments.

Walsall Town Centre is being considered through an Area Action Plan (AAP) that will be produced in parallel with the SAD. The District Centres will be addressed later by other plans. This SAD therefore focuses on town centre uses outside of these centres and seeks to provide policies that compliment concentrating investment in centres.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. SH:Q8	Comments
	The CCG has no comments to make. Comments are in relation to the Walsall town centre Area Action Plan.

6. Open Space, Leisure and Community Facilities

This chapter covers land and facilities that support the health, education and well-being of communities. It includes urban open space, sport and recreation centres, education, training and healthcare facilities, and other community facilities. Many of these uses, especially those that take place in buildings, will be located in the town, district and local centres, or other places with good public transport, cycle or pedestrian links to the communities they serve.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. OS:Q2	Comments
<p>OS: Q1 CL:Q1</p>	<p>The CCG accepts the key issues outlined on page 119-121 of the document and notes the commitment to work with the CCG and NHS England concerning regarding future health infrastructure that may be required and that can be afforded by the local NHS. The CCG believes that the Site Allocation Document needs to ensure that sufficient emphasis is given on open space, leisure and community facilities. It believes that both the Area Action Plan which looks at the main centres within the Borough plus the local Site Allocation Plan, do prioritise these particular community needs. In terms of priority these needs to focus on the more deprived areas of Walsall</p>

7. Environmental Network

This section covers features of both the natural and built environment that are essential for the well-being of both people and the economy, which enhance the quality of life, or are of historic importance. It includes water issues (flood risk, water provision and drainage, and canals), strategic open space sites for recreation, a network of nature conservation sites, and historic buildings and landscapes. It attempts to highlight where different approaches to the environment might be needed for different locations in the Borough.

Our aim is to ensure protection and enhancement of important existing environmental assets, particularly in locations near to significant new development, and also to seek to extend links between sites wherever possible to deliver a high quality environmental network across the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. ENV:Q11	Comments
	The CCG offers no comments.

8. Waste Management

This chapter covers future requirements for waste management infrastructure. It is a key objective of existing local and national policy that the amount of waste produced should be reduced, and that as much value as possible should be recovered from unavoidable waste. Local plans are expected to play a role in this, by making provision for the infrastructure required to make this happen. We therefore need to identify locations in the borough where new recycling and recovery facilities could be developed, and allocate sites where such projects are expected to be delivered during the plan period. We also need to safeguard “strategic” waste management sites, which provide most of the borough’s existing waste management capacity, from other development that could compromise their continued operation.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. W:Q3	Comments
	No comment.

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. M:Q4	Comments
	No comment.

10. Transport

This chapter deals with land requirements for transport, namely safeguarding road and rail alignments and land for park and ride facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. TR:Q5	Comments
TR: Q1 and TR: Q5	The CCG supports the proposals for transport including the safeguarding of road and rail alignments allowing for park and ride facilities. Such facilities help to maintain a healthier environment the CCG supports this particular initiative.

11. Utilities Infrastructure

This chapter deals with the other types of physical infrastructure that are required to serve existing and proposed developments within the borough, and which are generally provided by the utility companies. They include water supplies and waste water, energy supplies, and telecommunications.

Most of these infrastructure types will not require additional land in Walsall. Features such as power stations, sewage works and certain types of renewable energy infrastructure require sites but these may not have to be located in the borough. Distribution networks to connect to the utilities infrastructure will however need to be located within Walsall. The availability of, and the cost of providing all types utilities infrastructure where they are not already available can have a major impact on the viability and deliverability of developments.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. UI:Q2	Comments
	No comment.

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
	No comment.

13. Delivery and Viability

The National Planning Policy Framework states that plans should be deliverable. The Black Country Core Strategy (BCCS) sets out the need to produce a Site Allocation Document to help deliver the sites and infrastructure needed to support the visions of the BCCS up to the end of the plan period (2026). This in many cases involves the re-development of former industrial sites for employment and other uses but a large proportion of these sites are affected by contamination and instability issues that can add significantly to costs and affect the viability of development. It may also be necessary to assemble parcels of land to provide an adequately sized site for development or to address infrastructure constraints such as the need to improve highway access. The BCCS requires arrangements to be made for the relocation of existing employment uses where employment sites are released for other uses.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. DV:Q3	Comments
	<p>No comment.</p>

Any other comments...

The CCG have reviewed the planning document and the main section that is relevant to it, is section 6.3 Education, Training and Health Care facilities pages 119 to 129 inclusive. Although this is the case we would like to point out that there are many other areas that are detailed in the plan that can and do contribute to the prosperity of the Borough and impact indirectly on health and wellbeing.

From previous work that the CCG has been involved with we know that residential development will bring more pressure to bear on existing health care infrastructure. From what we understand from the document there are 3 options for proposed site allocations for residential use and these are spread across the Borough. The green belt option, option 3 does seem to be unrealistic in our view because as the document itself acknowledges, road infrastructure and public utilities costs are likely to be very high. The other 2 options however, being a mixture of available land and former employment sites which are largely in the central and western corridors of the Borough, seem to be more realistic. These options i.e. option 1 or 2 if agreed may result in additional pressures on local health infrastructure particularly GP practices in these parts of the Borough, with negligible impact on GP Surgeries in the east of the Borough.

Unfortunately without some assessment of the number of households that might arise from the development of the sites under options 1 or 2 and where most of the development could take place, it is difficult to make any kind of prediction what the likely impact would be and how the health infrastructure in any particular area would be affected.

However, the current position is that the CCG does have quite new facilities in both the west and the central corridors of the Borough – Darlaston, Willenhall, Harden, Blakenall and Pinfold to name but a few wards, where facilities are very modern.

Nonetheless rather than new or expanded premises which would be difficult to resource, the implication of proposals set out in both the Site Allocation Document is that the Local Authority may need to support the CCG in its future strategic direction encouraging GP practices as providers to work more collaboratively as part of an integrated model of care.

The CCG will be developing this forward vision in relation to integrated care and what this might look like but it is also provider discussion as well. The Local Authority in approving the forward plan for the Borough would need to consider supporting the CCG in its commissioning of health care services, which will reflect a collaborative/integrated approach as described in our Integrated Plan. This might mean that in the future GP practices as providers may work together either through merger of practices or through practices working as a federated group. The exact model of integration is still to be worked through.

Residents & Individuals

From: jane abbassi [REDACTED]
Sent: 03 June 2013 00:08
To: LDF@walsall.gov.uk
Subject: Objection to Proposed Planning - Walsall 2026 -Stencils Farm

I am utterly saddened and outraged to hear of Walsall Councils latest planning proposals to build 2000 new houses on the Stencils Farm, and Calderfield's Golf Club sites; and would like to lodge a very strong objection against them destroying yet more of our precious green belt land.

Only a few months ago we had to fight against another planning proposal for a cemetery on green belt land, again on the Aldridge Road. What is wrong with Walsall Council, why are they so desperate to sell off all the green belt? Why do we need more houses when there are so many on the market that are not selling, and we have already several new developments in the area, on the Lichfield Road, and in Rushall.

I am 56 years old, and was born in Aldridge and have lived there most of my life until I moved to the Mellish Road in Walsall. The Aldridge Road is a main route joining them, and I have always thought the journey a delight, passing over the canal bridge and having the golf course and fields of ponies on the one side, and open farmland on the other. A haven for wildlife, birds and the wonderful flora of the hedgerows and fields, something that cannot be replaced and should be cherished for future generations.

Has any thought of the effect it will have on the local communities and wildlife, shouldn't we be thinking about conservation and showing our children how we value what little countryside there is left around us, and not how many houses can we build on every bit of green belt land. I have always been proud to live here, and don't want it turning into a suburb of Birmingham, we have so much to be proud of in Walsall, so lets preserve it, and take a pride in our beautiful setting.

Mrs Jane Abbassi.
[REDACTED]
[REDACTED]

Contact Details**First Name** Verity**Surname** Baker**Organisation / Company Name** N/A**Address**[REDACTED]
[REDACTED]
[REDACTED]**Postcode** [REDACTED]**Email Address** [REDACTED]**Phone Number** [REDACTED]**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	X	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	

Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
INT:Q1	There doesn't seem to be anything here about protecting/safeguarding Walsall's historic buildings, for example how future use of any buildings of historical interest will be assessed or ensuring they are appropriately adapted for future use if existing uses come to an end. We have lost so many of our historic buildings recently that this should be on the agenda to prevent further loss of sites of historical importance.
AW:Q1	See above – I think issues around safeguarding of historic or significant buildings, sites and facilities is absent from this list.
AW:Q3	Has there been inclusion on the list of any policy context/strategy/guidance from DEFRA about requirements for waste management which might impact on the SAD?
HO:Q1	Adequate attention to the need for accessible and affordable public transport does not seem to have been given.
HOQ10	CH 85, 86 & 87 need careful consideration – this represents one of the few open spaces for those living near the town centre, using it for housing would have substantial impact on local nature reserves, those using the canals, local farms and those utilising the open space of that area. The area has limited access to community facilities and transport links.
HO:14	A detailed investigation of using the above 3 sites should be completed which look at the impact on wildlife, traffic, existing uses, existing residents

HO:Q15	Option 1 should be the preferred, supported by 2. There is endless land which has been previously developed available, or land which has derelict buildings on, in the Borough with very little need to use Greenfield sites or green belt. This should be the absolute last resort and there should be a proper structured process in place to rigorously assess any considered use of Greenfield/green belt.
HO:16	Building at higher densities should be fully explored and rejected before use of green belt is considered.
IN:Q1	Mix of 1&2 to utilise existing developed land and reduce impact on green belt.
SH:Q4	Willenhall needs some review and development it has declined to the point where it is no longer meeting the needs of local people and has little to offer them in terms of facilities or retail opportunities – the leisure and recreation facilities need urgent review.
SH:Q11	Out of Centre developments option 2 – reallocate their use to prevent unnecessary out of centre development, bring people back to the centres and maximise use of this land which is already earmarked for development.
OS:Q5	Option 2 offers the least chance of reduction of open space in the Borough.
W:Q6	yes

[REDACTED]
[REDACTED]
[REDACTED]
01.06.13
[REDACTED]
[REDACTED]

FAO Mr Mike Smith – Planning Team

Dear Mr Smith,

Following our recent phone conversation regarding the choices sites for land development at Birch Lane, Aldridge (reference CH12, MXP1, WP1) I would like to submit these comments:

- This Green Belt land is consistently and productively being used for arable farming. This provides employment and sustains a great deal of wildlife.
- Building on the Green Belt would have a permanent, negative impact on the environment and the local community. The land proposed has a steep incline and in recent years has been totally waterlogged and flooded towards the road. We understand that there have been previous difficulties with sewage/water services for housing adjacent to the site. This puts in question the suitability of the land for building purposes.
- Birch Lane is a small and winding road that is used as a frequent cut-through for traffic from the Chester Road. There is a particularly bad bend just above the proposed development site where there have been accidents and lots of near misses. Previous planning restraints on vehicles accessing Birch Lane quarry site acknowledged this by restricting access to via Chester Road only. This lane could not sustain further volume of traffic, a junction at that part of the road would make it even more hazardous.
- Schools in Aldridge are over-subscribed. Proposals to increase the maximum number of pupils at Leighswood School have been rejected because of the dangers associated with increased number of vehicles and pedestrians around the school. Red House Primary school was closed in recent years and the land used for housing. This has put even greater pressure on existing schools and local facilities.
- We strenuously oppose the building of housing on Green Belt land for the financial benefit of private developers which would have a devastating effect on the environment. There is already a high volume of available property on the open market in Aldridge which is clearly not accessible to the first-time buyers or lower income families who need it. We feel that more affordable housing could be developed in Brownfield sites which would help to regenerate the area, as proposed in the Black Country Core Strategy, whilst still providing building employment opportunities.

- If the land was used for housing it would permanently be “sterilised” for mineral extraction which could have far-reaching future impact on available resources.
- Previous quarrying has been carried out in areas that do not impact negatively on the residential area and has been restored in keeping with Green Belt environment. However, the current, established quarry site on Birch Lane has not yet been restored and it would appear to be more environmentally responsible and sympathetic to the local area to extend existing workings rather than opening a new site at this stage.

In conclusion, we would like to emphasise our conviction that Walsall’s green spaces are protected for the future and are not compromised for the personal gain of private developers.

Yours Sincerely

Deborah and Robert Banks

From: Enid Barry [REDACTED]
Sent: 31 May 2013 18:48
To: LDF@walsall.gov.uk
Subject: Fw: Forward planning to 2026

----- Original Message -----

From: [REDACTED]
To: idf@walsall.gov.uk
Sent: Friday, May 31, 2013 2:32 PM
Subject: Forward planning to 2026

Dear Sir,
I have just become aware of your SAD plan for 2026.
The planned change of zoning from green belt to potential housing use seems rather drastic.
In particular, I feel area HO208 will cause a great loss of enjoyment of open space and will hasten the gradual creeping of Walsall to extend
to Aldridge with no green corridor in between.
On this basis I wish to lodge my objection.

D T Barry

The Planning and Policy Team

Walsall Metropolitan Borough Council

The Civic Centre,

Darwall Street,

Walsall,

West Midlands,

WS1 1TP

By email ldf@walsall.gov.uk

Dear Sirs

Planning Consultation- Planning 2026- Choices Site CH12

We wish to put on record our disagreement for the proposal to consider building 200 houses on the site allocated as CH12, off Birch Lane/Stonnell Road, Aldridge.

As you were well aware from the public meeting held on Tuesday 28 May 2013, at Cooper & Jordan School, which was extremely well attended, despite very poor weather, there is extremely strong opposition from local residents to this proposal.

It was noted at the meeting that you (as planning officers) would adjudge each of the "Choices Sites" based upon core planning principals and criteria.

We do not have to remind you as professional officers, representing the interests of the Community, what that criteria is, but the CH 12 proposed site, fails those tests, not just upon one test of the criterion, but a number.

It is interesting that you as officers faced such proposals in 1983, 1991 and 2005 and in particular your attention is drawn to the Aldridge & Brownhills Local Plan- Revised Policies & Proposals devised by West Midlands County Council in April 1983. (a good reference document to sound planning)

This was drawn together whilst a Conservative Government was in power and had the majority vote in parliament.

There were compelling reasons then and now to reject such a proposal as CH12 to be speculative on the part of the developer in requesting the CH12 site proposal to be considered.

It (the CH12 site) is clearly encroachment into Green Belt.

It clearly would lead to Ribbon Development from the existing confines of developed areas for housing and down Birch Lane towards the Chester Road and linking eventually with Stonnell, thus removing the Green Wedge and "Buffer zone" that exists at present.

It breaches the test to protect agricultural land in that reasonable effort will be made to protect the viability and prevent the fragmentation of agricultural units wherever possible and the use of higher quality farm land for other uses (i.e. housing) should be avoided.

It breaches the test in respect of the sterilisation of minerals and in particular the extraction of sand and gravel, which are yet to be won, as this area has been zoned as a minerals winning area.

It does not take into consideration the local infra structure requirements to further accommodating the building of a further 200 houses and the effects such a development (the outcomes) would have on the local road infrastructure , which at best could be described as a country lane, and would therefore require g considerable upgrade to accommodate such a development.

Such a development would clearly not pass the sustainability test whist there is a considerable amount of derelict land still available for clean up and use which in Walsall and, if utilised, instead of considering such sites as CH12, would be of considerable added benefit to the image and community life in Walsall.

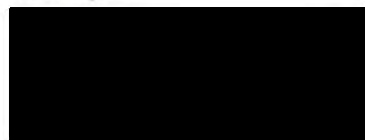
That sustainability led planning approach has successfully been achieved in other parts of the UK and when the "Whole cost life cycle" is considered, is no more expensive than developing on Green Belt sites such as CH12.

It is also very easy for officers or others, when carrying out desk studies to be sanitised and not understand what is at stake when developing such a site as CH12, which appears upon a map.

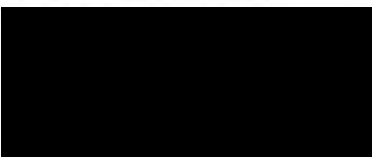
Please take time therefore in your consideration of the merits or not of CH12 to look at the attached photograph which clearly shows what would be lost if the CH12 site was developed for housing.

We hope that our representations will be considered before such a site as CH12 is recommended for adoption into the 2026 Strategy.

Thank you.



David & Linda Benton



From: Ives Alison
Sent: 23 May 2013 16:14
To: LDF@walsall.gov.uk
Cc: Yousaf Muhammad
Subject: FW: Planning 2026 proposed building development Birch Lane Stonnal Road Aldridge

[Redacted]

[Redacted]



Walsall Planning 2026: Have Your Say

Consultation 22/04/2013 to 03/06/2013

Find out more at www.walsall.gov.uk/planning



[Redacted]

[Redacted]

[Redacted]

From: [Redacted]
Sent: 23 May 2013 15:48

To: Planning Services (PlanningServices@walsall.gov.uk)

Subject: Planning 2026 proposed building development Birch Lane Stonnal Road Aldridge

Hello

We feel strongly to send this email against the above proposal, I spoke to Dawn Harris in the Planning Policy team, who advised me to put this in writing.

It is proposed to build approximately 200 houses on the land at the bottom of our garden, on the ward map it is highlighted CH12.

We object strongly on the matters highlighted below.

1. It will block out light and sunlight
2. Loss of privacy and being overlooked.
3. Nature conservation.
4. Loss of trees.
5. Narrow lane a lot more traffic, and could increase on road accidents.
6. Schools are already at capacity in Aldridge.
7. Noise and disturbance, dust and dirt.

We have lived in [REDACTED] Aldridge for almost 30 years and this will disrupt all of the above, on Northgate Aldridge there is a site from the old Focus warehouse which perhaps be taken into account.

Please acknowledge this email will be taken into consideration when making your decision.

Kind regards

Gill & Keith Bland



29.5.2013

Mr. M. Smith,
Planning Policy Manager,
Walsall Metropolitan Borough Council,
Civic Centre,
Darwall Street,
Walsall.

Dear Mr. Smith,

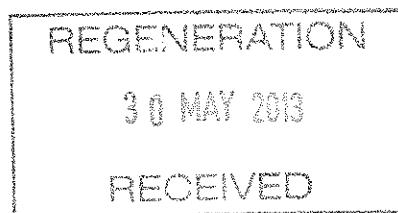
My wife and I should like to thank you for your help in guiding us through the mass of information concerning the Walsall 2026 planning policy document.



Our observations and objections to CH55, Calderfields Golf Club (Buchanan Road) are outlined in the enclosed letter.

Yours sincerely,



(Mr. & Mrs. D. Brown)





29.5.2013

Mr. M. Smith,
Planning Policy Manager,
Walsall Metropolitan Borough Council,
Civic Centre,
Darwall Street,
Walsall.

Dear Mr. Smith,

With refence to the Walsall 2026 plan and site allocation document, SAD, for future residential development in the borough, and with specific reference to CH55, green belt land off Buchanan Road, we wish to object to the development for the following reasons:-

1. The development would be on valuable green belt land, which is a very scarce commodity in this area.
2. For several years the land has been used for agricultural purposes and not lain fallow. It is a valuable resource at a time of increasing population.
3. A residential development would cause a considerable increase in traffic, converging onto an already congested island at the bottom of Mellish Road. This would have a detrimental impact on existing residents.
4. All other options for development should be carefully examined before any encroachment on the green belt takes place.

Please keep us informed of any future decisions, no matter how trivial.

Yours sincerely,


(Mr. & Mrs. D. Brown)

Contact Details**First Name** Keith**Surname** Brown**Organisation / Company Name****Address** [REDACTED]**Postcode** [REDACTED]**Email Address** [REDACTED]**Phone Number** [REDACTED]**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	X	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO:Q7	<p>The proposed development of land adjacent to Bodmin Rise would place a serious strain on the local road network. Bodmin Rise is very narrow, already offers very limited on street parking, and an additional 16 residences can not be accommodated without significant and costly road modifications.</p> <p>The proposed development would also take away a significant local open space amenity, which is well used by local children for informal sports and recreational purposes.</p>

Any other comments...

I do not think the consultation process has been well handled or sufficiently well publicised.

Contact Details

ID: 1817

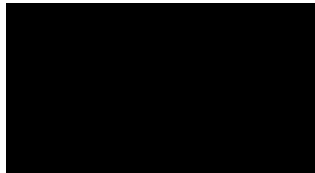
First Name Elizabeth

Surname Boden

Organisation / Company Name

Local Resident

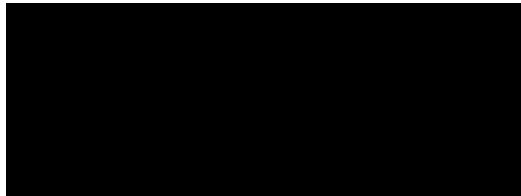
Address



Postcode



Email Address



Phone Number

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input checked="" type="checkbox"/>	Local Authority	
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc	
Developer or Investor	<input type="checkbox"/>	Public agency / organisation	
Landowner	<input type="checkbox"/>	Statutory Consultee	

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO: Q7	<p>Choices Site CH34 Home Farm, Sandhills – existing Shire Oak junction is operating at over capacity at peak times. A large housing site here would put considerable pressure on this junction and on Shire Oak Academy & other local schools. Developing the site for industry would also create extra pressure on this junction.</p> <p>Choices Site CH12 Birch Lane – local road may need upgrading to carry extra traffic & Leighswood Primary school would need to expand to create extra pupil spaces (this is already a large primary school & recent consultation with parents to expand the school to 3 form entry resulted in this action not being carried forward).</p>
HO: Q13	<p>Site of former Cedar Tree public house, Walsall Wood Road, Aldridge (now closed) & site of former Focus DIY store, Northgate, Aldridge.</p>
HO: Q15	<p>Prefer mixture of housing Options 1 & 2. Strongly against Green Belt release for housing (Option 3), as this would undermine urban renaissance objective of BCCS & contrary to NPPF. Green Belt release for housing should be a last resort.</p>
HO: Q16	<p>Utilising a mixture of Options 1 & 2 should bring forward sufficient land for housing, as only 2,717 to find in plan period. No need for Green Belt land release for housing development.</p>

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

What do you think? Which options do you agree with most and why?

(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. M.Q4	Comments
M: Q4, Q6A & Q6B	SAD should just identify Sand & Gravel areas & not the boundaries of the four Areas of Search identified in the BCCS, as alternative sites should be explored in these areas (e.g. alternatives to MXA1: Aldridge should be explored on land between Stonnall Road/Birch Lane & Hobs Hole Lane, Aldridge, further away from residential properties & with direct access onto the Chester Road A452 for HGVs).
M: Q7	The SAD should only allocate sites for mineral extraction if all constraints have been explored in detail & the environmental impacts fully assessed.
M: Q7A	Areas of Search for mineral extraction can only give sufficient guidance if all constraints have been explored. Query whether the MXA1 Area of Search has been fully assessed and alternatives within this Sand & Gravel Resource Area considered?
M: Q8	<p style="text-align: center;">Comments on Site MXP1 –</p> <ul style="list-style-type: none"> • Potential new mineral extraction site lies within close proximity to residential properties on Lazy Hill Road, Linkside Way, Ledbury Close & Cotswold Close. Extraction of sand & gravel in this location would cause unacceptable noise and dust nuisance to residents (this site is much closer to residential properties than the former Aldridge Quarry off Birch Lane, it being only 130m from the rear garden of the nearest property on Lazy Hill Road). • Birch Lane is narrow & winding & there have been many accidents on a dangerous bend, adjacent to the proposed quarry site. Local Road network is therefore totally unsuitable

<p>M: Q8B</p> <p>M: Q8D</p> <p>M: Q11</p> <p>M: Q11D</p> <p>M: Q11E</p> <p>M: Q11F</p>	<p>for HGV traffic.</p> <ul style="list-style-type: none"> = Potential impact on water resources and on groundwater Source Protection Zone (SPZ). <p>Boundary of site MXP1 is too close to existing residential properties. Should consider extending Area of Search to areas away from homes.</p> <p>Site MXP1 – proximity to housing & poor road infrastructure (see comments in relation to Q8 above).</p> <p>Site MXP1 – Significant harmful effects to local residents would arise esp. noise and dust pollution & disturbance & danger to highway safety from HGVs utilising an inadequate road network.</p> <p>If site MXP1 were to come forward then mitigation & enhancement during the extraction phase should be included within the policies esp. in relation to minimising noise & dust pollution. Wheel washing for HGVs should be included & time restrictions on mining operations & HGV movements imposed.</p> <p>If site MXP1 were to come forward then the policies should include general requirements for restoration, aftercare and afteruse. Site MXP1 should be fully restored to productive farmland & trees and hedgerows reinstated.</p> <p>Yes – sites should be assessed using criteria of BCOS Policy MIN5 & SA.</p>
<p>M: Q12</p>	<p>Option 1a favoured, as it is considered that further assessments of the Minerals Areas of Search & the Potential New Mineral Extraction Sites should be undertaken before any allocations are made.</p>

From: Pauline Boltz [REDACTED]
 Sent: 02 June 2013 23:13
 To: LDF@walsall.gov.uk
 Subject: FW: 2026 planning consultation

From: [REDACTED]
 To: idf@walsall.gov.uk
 Subject: 2026 planning consultation
 Date: Sun, 2 Jun 2013 22:06:09 +0000

Dear Sir,

With reference to your consultation document Walsall 2026 plan, we would like to make the following points:-

- GREEN BELT LAND SHOULD NOT BE DEVELOPED.
- Brown fields sites:-We understand they cost more to develop BUT it is better to see houses or industrial units using these areas rather than derelict factories with broken windows, unsightly, dangerous to all , and a haven for less favourable activities.
- The infrastructure around North Aldridge:- roads, schools, transport, will not cope with a further 193 houses – possibly 600+ people and 300 more cars. Stonnall Road / Birch Lane is a narrow lane, dangerous in places, and with no footpaths.
- Sand and gravel extraction. Whilst we realise the need for sand and gravel for the building industry , access from Stonnall Road / Birch Lane is not practical:- A narrow winding lane up from the Chester Road or through a residential area and the town of Aldridge .
- We have many concerns about :-
 dust pollution to the local residents .
 development may have upon flora and fauna.
- If waste disposal was to take place in the future what about smell , pollution and the scar upon the landscape .

noise and
The effect any

THE GREEN BELT IS AN IMPORTANT ASSET TO OUR COMMUNITY, AND IT SERVES AN IMPORTANT PURPOSE. IT IS WORKING AGRICULTURAL LAND AND WE SHOULD PROTECT IT BEFORE IT IS LOST.

Chris and Pauline Boltz.

A few thoughts regarding greenbelt land to the north of Shire Oak junction and adjoining area.

An 18 hole golf course on Lane's farmland using the site of existing buildings to have a golf shop and clubhouse with conference and banqueting facilities for business meetings/wedding receptions, etc.

Hotel on the same site, overlooking the golf course, including a disabled-friendly patio area, leisure and spa facilities, a library and bowling greens.

Golf course to border the canal where an area of wildflowers could be developed to attract birds and insects, leading to a nature trail.

Bridle paths for walking and horse riding and cycling tracks to be provided on existing land.

Birds of Prey Centre, with support from RSPB, possibly in Barracks Lane near the existing Veterinary surgery

Garden Centre in Barracks Lane, again on the site of existing buildings and greenhouses, aimed at encouraging children and young people to learn how to grow their own plants and vegetables. There could be allotments and a community garden manned by volunteers, developed and managed by the local community. A small orchard of fruit trees could also be planted.

Nursery/childcare facilities

Canoe Centre on the canal, possibly at the rear of the Anchor public house.

Existing proposal for a limited number of high quality houses to be built on the former gravel pit site on Sandhills.

The gravel and sand to be excavated from land off Stonnall Road and replaced with a licensed fishing pool instead of the proposed waste disposal site.

Archery and shooting club to be established alongside the fishing pool.

These ideas would protect the greenbelt and create jobs and would also add value to the existing properties in this area. We do not want an urban sprawl or concrete jungle of 3,000 houses; we want to improve the area, keep it environmentally safe for future generations and give children opportunities to learn from nature. Leisure is the way forward and these various projects would be FOR the people of Walsall and surrounding areas not against the people.

Ideas for Aldridge/Walsall Wood/Brownhills area

There are a number of existing sites in the Aldridge/Brownhills area that have empty buildings, run-down derelict sites that have been vandalised and look an eyesore, an example being the former Focus DIY building on Northgate and the sheds/former scrap yard behind this site which could provide a plot for a large number of affordable houses to be built in a desirable area.

There are a number of other sites for housing/apartments on sites of former public houses – The Warreners on Brownhills High Street, The Wheel on Lindon Road, The Rising Sun on A5, The Cedar Tree on Walsall Wood Road. There is a former school on Lichfield Road Walsall Wood that has been derelict for 20 years. Why not change these properties into residential use and also smarten up our existing towns and put some pride back into the area.

Ideas for business/industry

There could be provision of individual factory units to try to encourage manufacturing and investment back into the area – bring back some of the traditional trades to the area, ie. saddle making, boatbuilding, and components for the car industry.

Ideas for leisure activities

There is a serious lack of leisure activities in our area and people are often travelling some distance to be able to undertake their chosen sport. In addition to the ideas already covered, the lack of facilities for the following activities has been highlighted when talking to people in the area:

Ice skating (there is a small rink in Cannock but people are travelling to Coventry to use a full size rink).

Go-karting

Cycling – mountain bike course

Tennis courts

Motorcycle scrambling course

In addition to money from investors and developers there may be grants and financial support from organisations: The Lottery Fund, Heart of England Tourist Board, Environmental Trusts, RSPB, etc. etc.

Whilst we appreciate that Walsall has to provide additional housing by 2026 we strongly urge all decision makers to protect the greenbelt. We want to ensure that Aldridge, Walsall Wood, Brownhills, etc. remain as individual areas within the Borough and do not become joined together by the building of large housing developments.

Contact DetailsFirst Name *SIMON*Surname *BUTLER*

Organisation / Company Name

Address

Postcode

Email Address

Phone Number

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input checked="" type="checkbox"/>	Local Authority	
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc	
Developer or Investor	<input type="checkbox"/>	Public agency / organisation	
Landowner	<input type="checkbox"/>	Statutory Consultee	
Planning Agent or Consultant	<input type="checkbox"/>	Charity	
Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	
Community or other Organisation	<input type="checkbox"/>		

Comments on Individual Sites

Site Name and address: Stencil's Farm / Caldefields Farm

Site Reference Number: ~~CH 54~~ / CH 55 & CH 87

What response do you wish to make about this site?

What about the predicted shortage of food, why are we getting rid of greenbelt when we need to source more food, we need to use this greenbelt to farm and grow more not for housing or industry

Contact Details

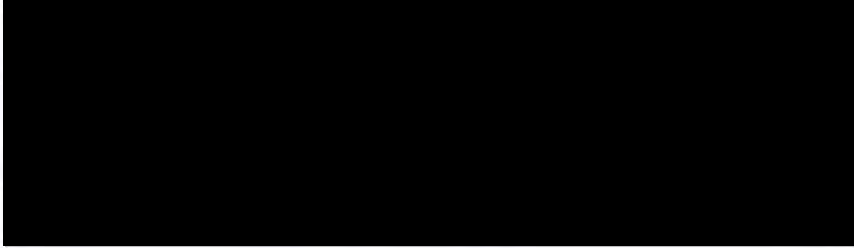
First Name *Simon*

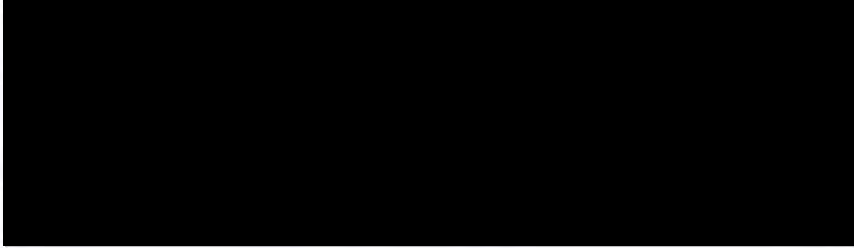
Surname *BUTTEL*

Organisation / Company Name

Address 

Postcode

Email Address 

Phone Number 

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Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	
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Comments on Individual Sites

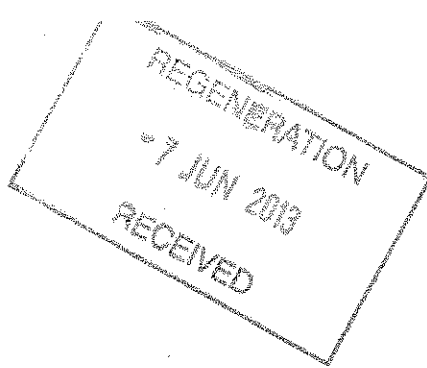
Site Name and address: Stencils Farm / Caldwell Golf Course
Site Reference Number: CH87 → CH55

What response do you wish to make about this site?

Totally opposed to erosion of the greenbelt.

There is no need to use greenbelt here as sufficient brown belt to utilize.

Take the incentive out of greenbelt development and tax the windfall profits once planning approval has been granted.



4th June 2013

Planning Dept.,
Walsall MBC,
The Civic Centre,
Darwall Street,
Walsall WS1 1TP

Planning 2006 consultation document

Dear Sirs,

I found the meeting held at Cooper and Jordan School most instructive. Firstly, I was astonished to learn that green belt land is in fact not sacrosanct at all, but its status can be altered so that it can be built on at any time. I had the impression that Walsall Council liked its green belt, and used it as a means of separating the small villages and towns which make up the borough, as well as using it as a fringe to keep Walsall separate from neighbouring areas such as Lichfield. I have always considered this to be a sensible and far-sighted policy.

In the past, as I have driven down Lazy Hill and Birch Lane, I have been privileged to see wildlife which has provided me with much pleasure: rabbits, foxes, kestrels, sparrowhawks, and even a weasel. Horses graze in adjacent fields and the hedgerows are a valuable resource for nature. It may not be the most spectacular countryside in the British Isles but it even so it enhances one's quality of life.

I have lived in this area since 1970, firstly in Stonnall and then in Aldridge. I have clear recollections of two occasions when planning permission was refused for further building in Birch Lane. The first of these was in 1973, as I recall, when a local farmer wished to sell land in Birch Lane for building a large housing estate which would have linked Aldridge and Stonnall. One of the reasons for refusing planning permission was the nature of the soil in this area: shifting sand, which made it unsuitable as building land.

The second occasion involved the proposed building of the M6 Toll across this area. Again, one of the reasons against the use of the route was given as shifting sand, which would have required very expensive foundations in order to stabilise it. It would appear to me that the nature of the soil has not changed, and it is still, therefore, unsuitable for housing. I would be loath to see yet more sand and gravel extraction in Birch Lane, and I also would also presume that this type of soil is not best suited to depositing waste (MXPI, WP1). There is already a small quarry in Birch Lane, which seems enough for now.

Birch Lane is quite a narrow road, with bends. Not all traffic obeys the 30 m.p.h. speed limit. I do not consider it to be capable of taking more traffic if 193 more houses were to be built there.

It seems to me that there are brownfield sites which could be more appropriately used for these purposes. Sadly, the current recession has driven firms out of business, and there are now several vacant sites which could better be used for housing. The premises formerly occupied by Focus (Do-it-all) in Northgate, Aldridge, has been empty for some considerable time now, and a second example of an empty building which could be similarly used is the former bathroom and tile company in Walsall Wood, between the canal bridge and Boatman's Lane. There must be plenty of other similar places which could be used, so that green belt land can be spared. Perhaps some of the nearly 3000 new homes (CH34) could be built here?



Paula Bryars

Comments on Individual Sites

Site Name and address: PLOT 1 Skip Lane (CFS35)

Site Reference Number: CH70

What response do you wish to make about this site?

We understand that there has been a possible Plan being drawn up, for the land behind our house,

We strongly oppose this plan for the reasons below.

This land is Green belt land, there is a preparation order (1991) on the trees and greenery.

Skip Lane is very narrow and is not suitable to take heavy traffic, which would be the case, if this land was used for building more houses,

This wooded area is a haven to many birds and animals. Please protect these environment.

Could you please add our names to your data base, and let us know exactly what is happening.

Yours faithfully

Mrs L. Carnall



Contact Details

First Name MRS MR
 LINDA KEVIN

Surname CARNALL CARNALL

Organisation / Company Name

Address

[Redacted Address]

Postcode

[Redacted Postcode]

Email Address

[Redacted Email Address]

Phone Number

[Redacted Phone Number]

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input checked="" type="checkbox"/>	Local Authority	
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Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	
Community or other Organisation	<input type="checkbox"/>		

REGENERATION
 31 MAY 2013
 RECEIVED

Contact Details

First Name BARBARA

Surname CARR

Organisation / Company Name

Address

Postcode

Email Address

Phone Number



Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input checked="" type="checkbox"/>	Local Authority	
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Community or other Organisation	<input type="checkbox"/>		

Comments on Individual Sites

Site Name and address: Plot 1 SKIP LANE
Plot 2 SKIP LANE
Plot 3 SKIP LANE

Site Reference Number:
CH 70 CPS 35 HO 111
CH 71 CPS 41 HO 112
CH 72 CPS 42 HO 113

What response do you wish to make about this site?

Plot 1 My preferred option is that Plot 1 remains Green Belt land, a valuable section of the existing Green Belt wedge separating the Birmingham and Walsall Conurbations.

The plot is separated from Orchard Hills housing estate by a tree lined ridge which provides an aesthetically pleasing skyline viewed from the town centre. Because of a considerable difference in height any building would be visible above the deciduous trees that grow on the slope up to the field, particularly in winter.

Since 1991 the area has been subject to a Tree Preservation Order covering specified Mature Trees and all other tree growth. The hedgerows and wooded sections provide a habitat for varied wildlife. I have seen more than 40 species of bird (including Green and Great Spotted Woodpeckers, Jays, Nuthatches, Sparrowhawks, Tawny Owls, Long Tailed Tits) visiting my garden from the green belt area.

Past refusals of housing applications for the site, including one that went to a Public Enquiry in 1980, as well as upholding the Green Belt designation (then being set up) note that the existing public sewage system is inadequate to serve further development in addition to that already approved. They also stress that Skip Lane is unsuitable for increased traffic and any work to upgrade it would ruin its rural nature and create an even more tempting short cut to the Birmingham Road.

Plots 2 & 3 I think that these, too, should remain Green Belt because any encroachment of this Green Belt would set a precedent for further nibbling away at The Strategic Green Wedge.

Priority should be given to Brownfield sites for housing and Traveller Sites to clear up derelict urban eyesores and conserve what rural landscape remains in the Borough for public recreation and enjoyment.

Contact Details

First Name **DEREK.**

Surname **CARR**

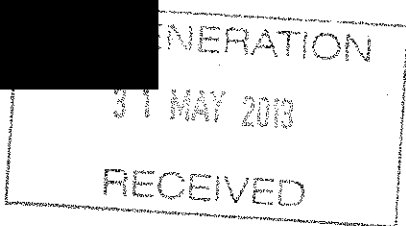
Organisation / Company Name

Address
[Redacted]

Postcode

Email Address

Phone Number



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Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	
Community or other Organisation	<input type="checkbox"/>		

Comments on Individual Sites

Site Name and address: a) Plot 1 SKIPLANE
b) Plot 2 SKIPLANE
c) Plot 3 SKIPLANE

Site Reference Number:
a) CH70 CFS 35 H0111
b) CH71 CFS 41 H0112
c) CH72 CFS 42 H0113

What response do you wish to make about this site?

- For Plots 1, 2, 3 - These sites are in the Green Belt intended to conserve and enhance the open land between the Birmingham Conurbation and the Authority. Local residents have consistently maintained that these sites possess visual amenities, topographical features, ground contours that are important factors justifying the sites retention as open ground.
- In particular Plot 1 has a prominent Ridge running on the Fallowfield Rd side of the site, which has controlled the pattern of the existing development, as a logical physical limit to the expansion on the East side of the town. The free lined slope up to the site provides an attractive background to the Orchard Hills Estate and a distinctive boundary separating the Estate from the open land extending towards Barr Beacon. These trees and bushes are subject to a Tree Preservation Order 1991. Any housing or other structures on the site if any trees were removed, as the land is considerably higher than the Estate would dominate it, and overlook all the houses along Fallowfield Rd. The housing would also show above the trees and be very visible on the skyline for a large area of the town.
- Storm and foul water drainage of any development would presumably have to be routed through the Orchard Hills Estate requiring changes to the current drainage system designed purely for the Estate.
- Skip lane for all three sites would have to be considerably upgraded to cope with increased traffic, vehicular and foot, to maintain a safe use. Unfortunately this would make the lane an even more tempting short cut from the Sutton Road to Birmingham Road.
- There have been a lot of previous development applications for these sites which have been rejected mainly for the concerns that I have commented on. These include a several day public enquiry in Birmingham for Plot 1, where keeping the Green Belt wedge then being set up was considered paramount.
- I would like all three sites to remain Green Belt, as any further encroachment would lessen the protection and effectiveness of the Green Belt and encourage even more encroachment.

From: Sarah Cartwright [REDACTED]
Sent: 23 May 2013 11:16
To: LDF@walsall.gov.uk
Subject: Objection to proposed industrial park at Sandhills farm

Dear sir/madam

I am a resident at Lichfield road Sandhills.

I am writing to express my strong objection to permission being given for an industrial park on Sandhills farm.

The Lichfield road is busy enough with lorries using it without dramatically increasing the road usage by adding an industrial park. The noise pollution from the road is significant enough already and so I have no desire for this to increase. I also believe an industrial park opposite our houses will negatively affect the value of our houses.

Kind regards

Sarah Cartwright

[REDACTED]

[REDACTED]

Contact Details**First Name** Malcolm**Surname** Case**Organisation / Company Name****Address**[REDACTED]
[REDACTED]
[REDACTED]**Postcode**

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	X	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
INT: Q1	<p style="text-align: center;">I would add another objective: To maintain, and, where necessary, expand, existing local amenities such as libraries, leisure centres and health centres. There is a risk that some of these could actually be reduced. Providing for future expansion should not lead to the dereliction of the existing facilities.</p>

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO:Q10	<p>The site designated HO105, Home Farm Sandhills, would appear to be unsuitable for a number of reasons, in addition to it being in the Green belt.</p> <ol style="list-style-type: none"> 1. This is productive Agricultural land. Removing it and replacing it with housing appears to go against the Government's Food security strategy. 2. The roads bounding this site, namely Chester Road (A452) and Lichfield Road, Sandhills (A461) are both prone to flooding in heavy rainstorms. This site lies on the side of a hill. During the last 12 months heavy flooding was experienced at the Anchor Bridge, at the foot of the Chester Road, caused by rain water flowing down the Chester Road. Similarly, the Lichfield Road also experiences flooding at the foot and several times the Council were called out to unblock drains. If the existing land is hard surfaced over to accommodate houses and accompany infrastructure this would increase the amount of run-off, presumably onto the adjoining roads, thus exacerbating the current situation. 3. The addition of nearly 3000 houses would bring an additional 9000 or so people to this particular location, which is almost like building another Brownhills. The pressure on the existing roads would be intolerable, particularly at Shire Oak Junction, which currently operates near to capacity. 4. As the Council estimates that they require only 2700 additional houses, this site is too large. It would not appear sensible to site the whole of the Boroughs additional housing requirement in one place.
HO:Q13	<p>The site of the existing Ravenscourt Precinct in Brownhills is now almost empty of retailers. This site should be considered for building Town House types of dwellings with 1 or 2 bedrooms, suitable as starter homes. The benefits include more people resident in the centre of Brownhills, thus good for business. In addition this site is good for housing because it is close to amenities and transport, and is also not on green belt land.</p>

<p>HO:Q16</p>	<p>If the Green Belt has to be used for Housing, because there is no other suitable alternative, then the sites should be small e.g no more than 50 houses. This would minimise the impact on the Green Belt in any individual area.</p>
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4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
IN:Q1	<p>5. Option 4 has all the faults that the Council have already identified at a general level. However some of the specific sites listed have additional issues. Site CH34 is currently productive agricultural land. To turn it to Industrial use would appear to be contrary to the Government's Food Security Strategy. Additionally, the roads bounding this site, namely Chester Road (A452) and Lichfield Road, Sandhills (A461) are both prone to flooding in heavy rainstorms. This site lies on the side of a hill. During the last 12 months heavy flooding was experienced at the Anchor Bridge, at the foot of the Chester Road, caused by rain water flowing down the Chester Road. Similarly, the Lichfield Road also experiences flooding at the foot and several times the Council were called out to unblock drains. If the existing land is hard surfaced over to accommodate industrial units and accompany infrastructure this would increase the amount of run-off, presumably onto the adjoining roads, thus exacerbating the current situation. Putting industrial units on this site would generate more road traffic, both cars and HGVs. The pressure on the existing roads would be intolerable, particularly at Shire Oak Junction, which currently operates near to capacity.</p>

5. Shopping and Services

This chapter looks at the key issues facing Walsall's shopping and services. It focuses on how the SAD can support and strengthen Walsall's centres. The chapter covers all centre uses, including retail, services, offices and leisure. It covers the current policy requirements, the different hierarchy of centres with a particular focus on local centres and looks at the issues around out-of-centre developments.

Walsall Town Centre is being considered through an Area Action Plan (AAP) that will be produced in parallel with the SAD. The District Centres will be addressed later by other plans. This SAD therefore focuses on town centre uses outside of these centres and seeks to provide policies that compliment concentrating investment in centres.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. SH:Q8	Comments
SH:Q7	If development goes ahead at Home Farm, Sandhills, CH34, then new retail outlets would be required. If the development is Housing on the scale of nearly 3000, then at least a new local centre would be needed.
SH:Q11	Out-of-centre Development Option 2 should be the one to pursue. This would release much needed land for other uses, particularly industrial and commercial (e.g. Business Park). The location of this type of land is usually well served by the road network, making it attractive to business.

7. Environmental Network

This section covers features of both the natural and built environment that are essential for the well-being of both people and the economy, which enhance the quality of life, or are of historic importance. It includes water issues (flood risk, water provision and drainage, and canals), strategic open space sites for recreation, a network of nature conservation sites, and historic buildings and landscapes. It attempts to highlight where different approaches to the environment might be needed for different locations in the Borough.

Our aim is to ensure protection and enhancement of important existing environmental assets, particularly in locations near to significant new development, and also to seek to extend links between sites wherever possible to deliver a high quality environmental network across the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. ENV:Q11	Comments
ENV:Q6	Yes. The Council should consider how sustainable drainage can be built into all new developments. This should ensure that the risk of overloading existing watercourses and drainage systems is minimised.
ENV:Q10	The north-west boundary of CH34 adjoins the canal near the Anchor Basin. If this site is hard-surfaced, then the resulting run-off, particularly after heavy rainfall, will drain into the canal. Will the Canal have the capacity to absorb this run-off or will it flood, thus affecting nearby roads and housing.
ENV:Q12	Yes
ENV:Q13	Yes
ENV:Q16	Option 1 appears to offer the best approach. This would continue to support and enhance all of the existing environmental infrastructure.

10. Transport

This chapter deals with land requirements for transport, namely safeguarding road and rail alignments and land for park and ride facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. TR:Q5	Comments
TR:Q6	Option 1 is the preferred option as this provides for future rail links. The plans for Aldridge are sensible as they build on existing rail infrastructure, as this is the most likely to get future investment.

11. Utilities Infrastructure

This chapter deals with the other types of physical infrastructure that are required to serve existing and proposed developments within the borough, and which are generally provided by the utility companies. They include water supplies and waste water, energy supplies, and telecommunications.

Most of these infrastructure types will not require additional land in Walsall. Features such as power stations, sewage works and certain types of renewable energy infrastructure require sites but these may not have to be located in the borough. Distribution networks to connect to the utilities infrastructure will however need to be located within Walsall. The availability of, and the cost of providing all types utilities infrastructure where they are not already available can have a major impact on the viability and deliverability of developments.

What do you think? Which options do you agree with most and why?

(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. UI:Q2	Comments
UI:Q4	Option 2 is preferable. It does not allocate useful land that may not be taken up for Utilities infrastructure. By treating each development separately, the Council should be able to ensure that the most suitable solution is found. For example, for Housing could the Council insist that developers provide solar panels as standard and water butts for rain water?

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
SCC:Q3	Site CH34 should be retained for its existing use, i.e productive Agricultural land, This is important for Food Security reasons and also for environmental reasons. If this land were to be hard-surfaced it would create an increase in surface water run-off. The site is on the side of a hill. The current drainage cannot cope with heavy rainfall. The Council and Severn Trent were called out to address flooding problems at the Anchor Bridge and in the Sandhills several times over the last 12 months.

ID: 1742

From: Kim Charles [REDACTED]
Sent: 30 May 2013 17:32
To: Planning Services (PlanningServices@walsall.gov.uk)
Subject: Proposed development CH66 of land around Oakwood Close Walsall Wood

Dear Sir

I would like to object to this proposal.

The land in question surrounds my house and was the main reason I bought the house, as I wanted a quiet, picturesque environment to bring up my 2 young children. I bought my house in April 2012 on the understanding that the land had been undisturbed for around 25 years. I live at [REDACTED] and this proposal I believe would cut light off from my property, cause disruption and noise and I believe cause danger to my children as it would bring traffic past my house, which I currently do not have.

The land in question is a beautiful nature reserve of mature trees and hedgerows which is ideal for many animals because of the undisturbed nature of the land, it provides perfect cover for foxes and other secretive animals. Several times since I have moved in I have had deer right up to my back garden. We often have hedgehogs visit our garden.

The black cock bridge which is situated at the end of Oakwood Close is dangerous as it is with the number of cars that use it and further increasing traffic would cause more accidents and make the area more hazardous for all residents in the immediate area.

At the back of Oakwood close is Green Lane which floods every time it rains and by building on more land the increase of the flooding could very well increase putting all our homes at risk, as the storm drains are situated between No6 and No8 and soak away into the green belt land at the back of the houses.

I don't understand why you would even consider such a proposal when there is plenty of houses for sale and other land for sale in the local area which would cause no harm to wildlife and not destroy such a beautiful area of nature.

Please consider the objections you receive from myself and my neighbours as I hope me and my children are lucky enough to carry on living in this beautiful surrounding of nature and wildlife for many years to come.

Yours faithfully

Kim Charles

From: [REDACTED]
Sent: 02 June 2013 20:30
To: LDF@walsall.gov.uk
Subject: OBJECTIONS TO DEVELOPMENT OF GREEN BELT/OPEN SPACE - NEWQUAY ROAD - SITE REF. CH65, CH71 PLOT 2 SKIP LANE & CH72 PLOT 3 SKIP LANE

Dear Sirs,

With reference to the above proposed building plots, as residents of Newquay Road we would like to submit our objections based on the following:-

1A. Plots CH71 & CH72 - Part of this land runs adjacent to our property and attracts a wide variety of wildlife including:

- Great Spotted and Green Woodpeckers
- Jays
- Bullfinches
- Green Finches
- Falcons
- Redwings
- Song Thrushes
- Cranes
- Bats
- Robins
- Dunnocks
- Blackbirds
- Crows
- Magpies
- Blue, great and coal tits
- Wood Pigeons
- Field Mice
- Foxes

The destruction of this area of woodland would threaten the habitat of the majority of this wildlife and once destroyed, can never be replaced. To be able to live in what is considered a built up area, yet still have access to beautiful views and this variety wildlife is priceless. All of this would be lost.

1B. If Newquay Road is opened to access Skip Lane then our current quiet cul-de-sac will become a main road. It will be used as a cut through from the Sutton Road to the A34 and this part of the Park Hall estate is completely unsuitable for this kind of traffic for the following reasons:

- The estate roads are far too narrow
- Traffic calming measures would have to be installed causing inconvenience to the residents and extra expense to the council
- School children congregate around the Gillity shopping centre waiting for school buses each morning and their safety would be seriously compromised with the additional rush hour traffic
- Environmental factors must also be considered, particularly noise pollution and the effect on local wildlife as pointed out above.
- If additional homes are built, pressure will increase on local school places, public transport and health care facilities which are already at bursting point
- All of the above points will have a detrimental effect on local house prices

2. CH65 - Newquay Road

All of the above points are relevant when considering the proposal for the plot of land in Newquay Road which is currently used as playing fields by the local residents. However, we submit our objection based also on the additional points:-

- This space is used regularly by local residents of all ages and affords a useful open space encouraging physical activity and fitness (have we forgotten about the Olympic legacy?). There is already a much used play area for smaller children adjacent to the field which means they are not playing in the street endangering themselves and causing problems to other residents. The whole area provides a safe haven for local parents to watch over their children.
- We have noticed that there is a growing number of House Sparrows (a bird that has had its own problems in recent years) which use the trees and bushes running around the edge of the field. Again, this will be lost if development of the land is allowed.

We would be grateful if you could take note and consider our objections as part of the consultation process.

Regards

Joanne & John Clark



Contact Details

First Name WENDY

Surname CLARK

Organisation / Company Name /

Address

Postcode

Email Address

Phone Number

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input checked="" type="checkbox"/>	Local Authority	
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc	
Developer or Investor	<input type="checkbox"/>	Public agency / organisation	
Landowner	<input type="checkbox"/>	Statutory Consultee	
Planning Agent or Consultant	<input type="checkbox"/>	Charity	
Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	
Community or other Organisation	<input type="checkbox"/>		

Comments on Individual Sites

Site Name and address: LANC'S FARM SHIRE OAK

Site Reference Number:

What response do you wish to make about this site?

The Green Belt is an important green space to be protected.

Richfield Road is one of the busiest roads in the area and is not suitable for amount of traffic which be produced if this site is built on. Plus the carbon emissions from possible 2 or 3 thousand cars will have a detrimental effect.

The Government wants farmers to produce more food so building on green belt farm land should definitely not be allowed.

From: David Clarke [REDACTED]
Sent: 03 June 2013 17:25
To: LDF@walsall.gov.uk
Subject: WALSALL 2026 PLAN

I attended the consultative meeting at Cooper & Jordan School, Aldridge last week and I would like to make some comments on the Walsall 2026 plan.

I agree that it is absolutely right to have a plan that will reflect the needs of the borough going forward and will, hopefully, achieve the best use of all of our resources, including our land to deliver the maximum benefit for the residents - current and future.

My wife and I have lived in the area since 1977 and have both, at times, worked in the borough. We are not natives of Walsall but are happy here. Our children were born in Walsall and went to local schools in Aldridge.

We are proud of a lot of things about Walsall. The people here are friendly and helpful. I have spent the last fourteen years of my career working in London (and living there during the week). There are exceptions but, generally, Londoners are unfriendly and often rude. We have been very pleased with the standard of education and care at Whetstone Field School and Aldridge School and never seriously thought of looking for private schools for our son and daughter. We are proud of the lead that Walsall takes in recycling and find all of the Council employees that we meet on the ground to be very helpful and they are clearly proud of the part that they play. The recycling centre in Aldridge must be a model for this sort of facility. Other facilities are good in the borough. When my son was younger he played a lot of football and I always thought there was a good provision of council pitches wherever he played. Parks and play areas for younger children always seem more than adequate to me. Contrary to what a lot of people said, I personally thought the effort to keep roads clear and traffic moving in the Walsall borough last winter was very good and generally effective. Whilst I know the council isn't responsible for Walsall Football Club, I am proud to watch a model for smaller clubs operating in the black.

I am interested in the industrial heritage of the area and recognise what Walsall uniquely represents in the history of the leather and saddlery - and allied - industries. Industry comes at a cost and we live in an industrial area. We cannot all live in 'chocolate box' villages but relative to many places - and to a number of former industrial areas - I do not consider Walsall to be particularly attractive. There is a large legacy of industrial wasteland and I do become very concerned about the potential encroachment of development into any of our green spaces - including green belt - whether they are on my doorstep or not.

In Aldridge alone there are significant parcels of derelict or 'brown' land on Northgate/Salters Lane, Coppice Lane, Brickyard Lane, Brickyard Road, Middlemore Lane and Dumblederry Lane. Some of this land has been undeveloped during all of the time I have lived in the borough. There is a lot more similar land in the rest of Walsall. Why can this type of land not be made use of for industrial and residential development and travellers sites? I am not against the travelling community - part of the rich tapestry of Great Britain - but their sites are never particularly tidy so I assume they are not too bothered where their land is as long as they have the right facilities.

I am interested to know what the council's stance is on the use of all of this land for development?

I got the impression from the consultative meeting that 'we live in a capitalist society so developers will build where they can make the most profit even if that is the green belt' and the councillors present

weren't too keen to try and make them build on some of the derelict land in the borough.

When we are talking of a large plan like this one and the quality of life for future generations I do believe that the council, regardless of party political persuasions, should be more forthright in what it wants for the borough, assuming of course that the majority of residents who the council represents share my views (they might not of course!) In future elections I shall certainly be looking hard at our potential representatives' views on land use.

I know that, whilst the council can probably stop development of the green field sites, it cannot make developers build on brown field sites, certainly without some financial inducement. I realise that this would have to be found over and above current expenditure.

Will the residents of the borough have an option to consider within the plan that provides the necessary grants to make building on brown land profitable, albeit at a cost to residents ourselves (i.e. we pay more local taxes to fund the grants)? I would personally like to have this choice if we cannot otherwise meet our housing and industrial needs.

I would be interested to know what is the driver behind mineral extraction from green belt land? Is this purely job creation and essential provision of supplies for industrial processes, road refurbishment and housing development? If not, who will be taking the profit from this and how will those profits benefit Walsall residents who are losing the green environment they can currently enjoy?

I certainly cannot claim to be an expert in these topics and some of the answers to my questions may already exist. I look forward to learning more about the development of the plan as we go forward. I do hope that all factions of the council will work hard together for the good of ALL of the residents of Walsall.

Yours sincerely,
David Clarke

D A Clarke

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Richard Collins [REDACTED]
Sent: 02 June 2013 21:55
To: LDF@walsall.gov.uk
Subject: Green Belt development Skip Lane

I would like to register my objection to development of the green belt land at the rear of skip lane opposite Park road.
This objection is based on over development, road and parking issues, and under resourced local amenities.

regards Richard Collins [REDACTED]

From: [REDACTED]
Sent: 22 April 2013 12:45
To: LDF@walsall.gov.uk
Subject: new housing sites

Hi

I will read more thoroughly, but I note there are green belt and grazing land sites suggested by people for housing - once it's gone it's gone and as a horse owner and lover of nature I have to prefer that brownfield sites are used, and prefer that what is already there is smartened up so that areas are pulled up in quality as well. Using green belt and grazing land is insidious, it encourages more encroachment into the countryside, and eventually there will be none left and no natural nature space at all, and regret then is too late.

regards

[REDACTED]

From: STEVEN COOKE [REDACTED]
Sent: 31 May 2013 23:00
To: Smith Mike (Strategic Planning); Councillor Martin R
Cc: [REDACTED]
Subject: Re: Planning Green Belt

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Purple Category

Dear All,

The Unitary plan between Walsall, Sandwell and Birmingham was agreed and published in the mid 1970s. I do have a hard copy but not to hand it maybe online .

From memory it concerned all limits to development's in the green belts and adjacent areas between Sandwell and Aldridge also for projections /plans until 2050 for use of areas like Skip Lane for example.

Regards Steve

From: Smith Mike (Strategic Planning) <SmithME@walsall.gov.uk>
To: Councillor Martin R <MartinR@walsall.gov.uk>
Cc: [REDACTED]
Sent: Friday, 31 May 2013, 17:05
Subject: RE: Planning Green Belt

Dear Councillor Martin,

OK. We'll include it as one of your representations and then have a look at the issue.

Regards,

Mike Smith
Regeneration Manager Planning Policy
Planning and Building Control
Regeneration Directorate
Walsall Council
Civic Centre, Darwall Street, Walsall WS1 1DG
Email: SmithME@Walsall.gov.uk
Tel: 01922 658024
Fax: 01922 652670
Website: www.walsall.gov.uk

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-----Original Message-----

From: Councillor Martin R

Sent: 31 May 2013 16:35

To: Smith Mike (Strategic Planning)

Cc: [REDACTED]

Subject: Re: Planning Green Belt

Hi Mike,

I remember it perhaps include as representation and find out for residents and me.

Thank you

Kind regards,

Councillor Rose Martin

Paddock Ward

Tele: 01922 636114

Mobile: 07931204615

----- Original Message -----

From: Smith Mike (Strategic Planning)

Sent: Friday, May 31, 2013 04:32 PM GMT Standard Time

To: Councillor Martin R

Cc: [REDACTED]

Subject: RE: Planning Green Belt

Thank you Councillor Martin.

I must admit that I don't know of the agreement that the resident is referring to. However, if the resident wishes I can take this as a representation on the plan, so we will have to consider it and respond.

Regards,

Mike Smith

Regeneration Manager Planning Policy

Planning and Building Control

Regeneration Directorate

Walsall Council

Civic Centre, Darwall Street, Walsall WS1 1DG

Email: SmithME@Walsall.gov.uk

Tel: 01922 658024

Fax: 01922 652670

Website: www.walsall.gov.uk

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or for the purposes of essential maintenance or support of the email system. You should also be aware that any email may be subject to a request under Data Protection, Freedom of Information or Environmental Information legislation and therefore could be disclosed to third parties.

-----Original Message-----

From: Councillor Martin R

Sent: 30 May 2013 19:49

To: Smith Mike (Strategic Planning)

Cc: [REDACTED]

Subject: Re: Planning Green Belt

Hi Mike,

Further representation, a resident has raised the content of Unitary Development Plan for Walsall projection for next perhaps 70 years which incorporated agreement from Sandwell and Birmingham to protect greenbelt, limiting development along edge of greenbelt. Barr Beacon to St Matthews any developments not to be more than one storey.

Can you please clarify if this agreement is still in place.

Regards,

Kind regards,

Councillor Rose Martin

Paddock Ward

Tele: 01922 636114

Mobile: 07931204615

----- Original Message -----

From: Councillor Martin R

Sent: Thursday, May 30, 2013 03:29 PM GMT Standard Time

To: Smith Mike (Strategic Planning)

Cc: [REDACTED]

Subject: Planning Green Belt

Hi Mike,

I am receiving an awful lot of complaints regarding the consultation period on this. I personally as the local ward councillor was not fully aware of the serious implication of this consultation.

This issue is of very high importance in this area and extremely contentious. If residents feel in anyway they have been deprived of being consulted they will be extremely angry. I do not want this to cause unnecessary anguish and trouble. Residents have been fighting this issue for many years and will, to put it bluntly think badly of the council.

Please can you extend the consultation by at least one month.

I have sent letters out to all affected areas but of course this is a major ward issue, and I will need to rely on others getting out the message.

When landowners responded it would have been simpler to just inform Councillors of interest shown in their Ward. I really do feel this has caused the biggest problem trying to wade through all this information

to arrive at how it affects your area.

Regards,

Regards
Rose

I would be happier if this period could be extended.

Kind regards,

Councillor Rose Martin
Paddock Ward
Tele: 01922 636114
Mobile: 07931204615

12. Sites, Choices and Constraints

ID:1782

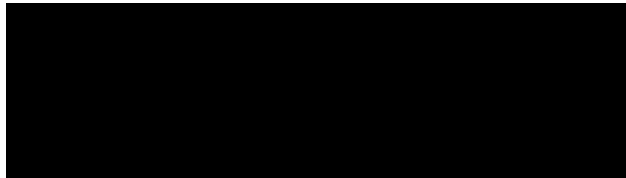
The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on ("Choices sites"), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SOC:Q4	Comments
SOC:Q3	<p>Q85) NEWQUAY ROAD, WALSALL. HOUSING(H060), Open Space(OS7001)</p> <p>As this area of land was designated as an open green space for the recreational use of the community when the houses were built in 1968, I strongly object to any proposal to alter its use.</p> <p>This parkland is in constant use and is a valuable asset to both local residents and those from neighbouring areas who bring their children to use and enjoy the playground facilities. The whole grassed area is used to play cricket, football and other outdoor pursuits. Groups of young children from the local primary and junior school are regularly brought to the park by their teachers to enjoy the enclosed play area, and to exercise and play games on the grass. With so many school playing fields being turned into residential development it is imperative to retain this open green area for the recreational and beneficial use of residents of all ages.</p> <p>Community amenities in this area are abysmal, with poor bus service, no medical centre or doctor's surgery, and the increasingly dangerous situation of the parked cars choking all roads surrounding the local school several times per day.</p> <p>Consequently any development of this land would wipe out a valuable and well used open recreation space - one of the few facilities we have in this area, and at the same time by increasing the population the problems already in existence would be magnified.</p>

From:
Sent:
To:
Subject:
Attachments:




Importance: High

-----Original Message-----

From: info-wmbc@support.walsall.gov.uk [mailto:info@walsall.gov.uk]
Sent: 03 June 2013 09:13
To: Planning Services (PlanningServices@walsall.gov.uk)
Subject: Fw: Planning and the Green balt (MTNR=538446)
Importance: High

-----Original Message-----

From: 
Sent: 5/31/2013 8:12:57 PM
To: Info email
Subject: Planning and the Green balt

Dear Sir/Madam,

We have been made aware that in the latest planning proposals Walsall MBC is planning to build over 2000 houses and that Stencills Farm and Calderfields Golf Club have been highlighted as possible sites for this massive development.

We wish to object most strongly on the following grounds:

1. These sites form part of the protected "green belt" and provide an important area of open countryside and recreation for local people.
2. It is important to preserve this area to prevent urban sprawl that in due course could extend to Aldridge and so greatly increase the size of the conurbation. Once the current restrictions on use are relaxed this will set a precedent for further development in the future. We note that the green belt has already been "nibbled at" by a barn development, a house and a small commercial unit which we think should not have been allowed.
3. With the decline of manufacturing industries there are many brown field sites within Walsall that could be used for building without impinging on our precious green belt. With the closure of many pubs e.g. Three Crowns on Sutton Roa ; and some old schools e.g Marlow Street Nursery there are sites for many smaller scale developments to enable the council to meet its housing targets . Building on some of these sites would considerably improve the run down appearance of these environments whereas building on green belt would detract from the appearance and remove a valuable resource.

Marion and Alun Davies, 

ID 1830

2.06.2013.

ID:1830

Dear Mr Smith

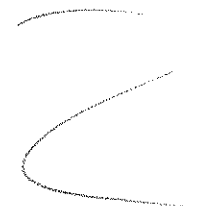
I am appalled at the proposals to build on our green belt. I strongly object to any building development. I have lived here @ [REDACTED]

[REDACTED] since it was built. As you, I cannot imagine how this could work as there are no amenities, the shops would not be enough, no Health Centre, even for our community. There would be many highway issues and not enough school places, also the environment would indeed suffer greatly, we have little enough green belt already for wild life, and insects, which are invaluable to our human being. These things MUST be given consideration. I suggest you look at the brown fields first, before ruining our green belt. I really hope that common sense will

power, and the need for selling
land will be curtailed

Yours sincerely

E M Davies



REGENERATION
- 6 JUN 2013
RECEIVED

From: Wendy Davies [REDACTED]
Sent: 20 May 2013 11:03
To: LDF@walsall.gov.uk
Subject: Planning off stonnell road

I've just heard about the planning application off stonnell road.
I've only bought my house in September 2012 and one of the reasons for buying was the views from my garden.

Now I'm being told there are going to be houses built in my view. Im a single women on my own and have invested all I have in this property.

I'm totally upset regarding this application as I would not have bought the house and my future here.

I totally object to this planning application and the effect on wild life, greenery etc. not just my well being.

Regards

Wendy Davies
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 04 June 2013 11:49
To: LDF@walsall.gov.uk
Subject: Green Belt / Open Space planning 2026

Dear Sirs

My apologies for the delay in sending this, which is entirely due to the small amount of time for consultation, and the lack clear understandable maps regarding this subject.

I have since been made aware that the plan is to build 12 houses on the park area of Newquay Road, and a traveller's encampment off Skip Lane. The following points need to be made urgently. I realise I have missed the last date (yesterday) but feel that my views should be added to the other residents views.

- a) Skip Lane is not robust enough to be used regularly by large commercial vehicles.*
- b) An increase in housing on the estate would probably warrant an NHS facility, maybe a GP surgery, on the estate.*
- c) If there was an increase in housing, and consequent population rise, would the present school be able to cope?*
- d) The road leading onto the estate which passes the school, Park Hall Road, would need to be widened, and the canal bridge strengthened to accommodate higher traffic volumes. An alternative to this would be that the road be made one way (ie, ONTO the estate) with exiting traffic being directed down Lodge Road.*
- e) Regarding the possibility of a traveller's encampment being in the neighbourhood, have the implications for current property prices been considered?*

When decisions have been made it would be appreciated that these are communicated clearly to all residents on Park Hall, regardless of whether they are near any proposed development. These plans have implications for the estate as a whole.

It would also be appreciated in future if information provided by the council is clear and understandable. I have reasonable experience of interpreting data and manipulating maps, but was unable to do so with the information provided.

Yours faithfully

Catherine Davis
[REDACTED]

From: "desmonddawes" [REDACTED]
Date: 2 June 2013 11:57:41 BST
To: <idf@walsall.gov.uk>
Cc: [REDACTED]
Subject: Walsall 2026 plan-SAD

With regards to the proposal to build 2000 houses on land at Stencils Farm and Calderfields Golf Club, We feel that this an unnecessary intrusion on Green Belt land. These areas fall within the Barr Beacon area and are areas of natural beauty. There are numerous areas of Brown field sites within the borough that require development. We live within 100 yards of the Calderfield proposal and have had no notification of the proposed plans. We have tried to access the plans online but it appears that these proposals have been withdrawn. Is it a case of hide it away and hope people will forget and then it will be to late. It will never be to late and the feelings against will not go away. How can public consultation close on June 3rd. when the public have not been made aware. D C Dawes, [REDACTED]
[REDACTED]

From: Bhurminder Dhanda [REDACTED]
Sent: 12 June 2013 14:13
To: LDF@walsall.gov.uk
Subject: Green Belt/Open Space - Walsall Area

Dear Sir/Madam,

Re: Green Belt/Open Space - Skip Lane by Woodfield Close, Skip Lane rear of Launceston Road up to Three Crowns School. Newquay Road, Woodend Open Space football pitch by Woodend Park.

I am writing to you regarding the government's proposal to request landowners to put forward greenbelt/brown belt land for development.

I live on [REDACTED] and there is already an issue with school places, as most residents have a preference for Park Hall Junior & Infant School. How will it work if new developments are allowed to take place? It's likely that many local residents will have to travel miles to find a suitable school for their children.

There is already a lack of facilities for children in the area, like parks, football pitches etc. With new developments there will no doubt be an overcrowding in these limited facilities.

As there is no Health Centre in the area, I alongside many other residents have to use Health Centres that are located in other areas.

This makes it difficult to book appointments and will only get worse with any new developments.

One of the appealing aspects of living on Skip Lane is the amount of greenery, it is likely this will be greatly reduced with any new developments.

Please feel free to contact me if there are any further developments.

Yours sincerely,
Bhurminder Dhanda

[REDACTED]

From: Bobs [REDACTED]
Sent: 02 June 2013 20:15
To: LDF@walsall.gov.uk
Subject: Planning_2026

Dear Sirs,

As long standing residents of the borough ([REDACTED]), we strongly object to any proposal to build houses on green belt land on Stencils farm and Calderfields Golf Club land off Buchanan Road. Surely there is enough "brown belt" land to satisfy and demand for land for new houses. The number of closed factories and warehouses would surely satisfy this demand for land without building on farmland or open country. This country is being built on to such an extent that it is causing even more flooding as the rain water can find nowhere to run off, continual building on green belt land is not the answer.

There is also the detrimental effect such building would have on the resident animal life, the decline in many species of birds over the past few years has been little short of catastrophic, the common hedge sparrow amongst others is just beginning to increase in numbers and the destruction of more land and hedgerows can only make their future that more uncertain.

Yours sincerely

Robert Dyster
Kathleen Dyster

From: Derek Edwards [REDACTED]
Sent: 30 May 2013 18:48
To: LDF@walsall.gov.uk
Subject: FW: Developing local green belt.

Importance: High

Dear Sir/Madam,

Regarding the proposed development at Birch Lane/ Stonnall Road, Aldridge, we wish to lodge our objection to this development, to propose a waste disposal and a sand and gravel quarry in a green belt area is beyond belief, the access to the proposed site on such a narrow winding road would create major safety issues.

The proposed housing development on a green belt area of particular beauty and habitat for local wildlife would be catastrophic these are precious green belt area's which should be preserved for prosperity, we strongly oppose both developments, and ask that these area's be left as they are.

Yours sincerely,

Derek and Christine Edwards,

[REDACTED]
[REDACTED]
[REDACTED]

Contact Details**First Name** Mary**Surname** Edwards**Organisation / Company Name** n/a**Address** [REDACTED]**Postcode** [REDACTED]**Email Address** [REDACTED]**Phone Number** [REDACTED]**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	x	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
CH12	I object to this proposal to use land off Stonnall Road/Birch Lane for housing. This would involve building 193 houses on land that is currently in the Green Belt and so should be preserved. I am also very concerned that, were this land to be taken for housing, it would only be a matter of time before the adjoining land, marked green on the plans and lying between Links Side way and the land proposed for housing under CH12, would also be taken for development. This field is within the Green Belt and should be preserved.

4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
IN 5A and 5B	I was pleased to see this development which should bring further opportunities for employment to the area.

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. M:Q4	Comments
MXP1 and WP1	<p style="color: orange;">I strongly object to the proposal to extract sand and gravel from this area because:</p> <ul style="list-style-type: none"> <li style="color: orange;">• This area is currently farmland which lies within the Green Belt and so should be preserved. Mining, beyond that already allowed in the area, would have a seriously detrimental effect on the local environment <li style="color: orange;">• I note that one issue you raise is the 'attractiveness of the borough'. In place of the present, attractive green fields, this would be ugly. <li style="color: orange;">• Mining could change the water table in the immediate area, particularly as it lies on a slope. This could pose a potential risk to the stability of housing in and adjoining Stonnall Road and – should planning permission be granted - to any houses built under proposal CH12. <li style="color: orange;">• Mining would inevitably involve the use of large trucks and lorries which would have to use the Chester Road as Stonnall Road/ Birch Road is far too narrow. These vehicles would then use Shire Oak Junction. However, I understand that surveys show how Shire Oak Junction is already carrying its maximum volume of traffic. No further traffic should be allowed through here.

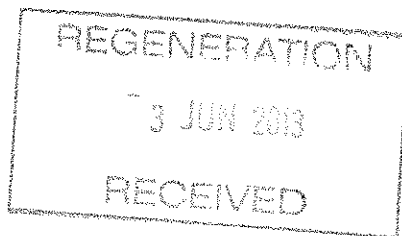
10. Transport

This chapter deals with land requirements for transport, namely safeguarding road and rail alignments and land for park and ride facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. TR:Q5	Comments
CH56	I have lived in Aldridge for 18 years and am puzzled that we do not have a railway station. I was very pleased to see the proposal to build a station and build a Park and Ride facility alongside it. I do drive a car but prefer to use public transport where possible and I would certainly use such a facility.

2nd June 2013



J W Ellison ID:1833

Dear Sir/Madam,

I have only just been made aware of the consideration being given to proposals within the Site Allocation Development - Walsall 2026 plan 'S.A.D'.

The idea that building on protected 'Green Belt' land is even being considered is frankly appalling to me. The continuity of open countryside from Handsworth out to Walsall Wood and beyond would be forever broken. The green belt is a priceless asset - it is a corridor of nature that can lift the human spirit. It is heartbreaking to think that my grandchildren should be deprived of the ability to experience the quiet walk along the Rushall Canal identical to a quiet meandering country river by some outrageous planning decision.

Park Lane Pits Nature Reserve would instead become a wildlife 'enclave'. The adjacent residential areas would totally invalidate its integrity as a reserve as it would be surrounded. The short term hammer blow of the mayhem of house and road construction would be followed by the long term degradation of the environment with severe detrimental effects on wildlife.

All this to create a 'bonanza' for developers able to build cheaply on greenfield, greenbelt land rather than developing brownfield sites with less profit.

I really want to know also why it has taken so long to make these proposals public. Many other local authorities have given careful consideration with a level of public consultation to their long term plans. This appears to be a last minute panic measure created by a Government deadline. There is very little time to comment on these plans or is it part of an undemocratic masterplan to further deprive ordinary people of a quite legitimate voice in the future of their own environment?

I would be very grateful if you could make my feelings known to the relevant decision makers in what I feel could very well be an act of barbaric vandalism.

Yours Sincerely



Contact Details**First Name** Jonathan**Surname** Emery**Organisation / Company Name****Address** [REDACTED]**Postcode** [REDACTED]**Email Address** [REDACTED]**Phone Number** [REDACTED]**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	x	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
SCC:Q3	<p>There are three threats to the green belt, as identified on the Site Allocation Document, that concern me.</p> <p>CH12 - Call for Sites (CFS49) Housing (HO146) -Mineral Extraction (MXP1)</p> <p>I don't think there could be a housing development adjacent to a new quarry, so I assume this could be one or the other or neither. Clearly as residents in Aldridge we are concerned about any denigration to our open spaces and green belt and would not welcome any reduction. In this case housing would be the preferred option, if there was no brown field alternative, as it would be less intrusive and environmentally less destructive. Though this last point is arguable as the existing quarry (WP1) in Birch Lane is slowly becoming a wildlife haven since ceasing operations.</p> <p>CH34 Home Farm, Sandhills - Call for Sites (CFS25) Housing (HO105) Employment Land (IN405) - Housing or Land for Industrial Uses or Offices or Open Space / Sports Pitches (proposed and retention of Green Belt designation)</p> <p>Obviously the scale of this development were it to be given over to housing or industry, is the overriding factor in assessing its viability. The increased volume of traffic would be inevitable and go entirely against the objective of reducing the need to travel which is given some importance by the council. It would also involve the loss of farmland, which is important considering the potential to reclaim brown field sites through appropriate development.</p>

	<p>CH87 Stencills Farm - Call for Sites (CFS46) Housing (HO208) - Housing or retention of Green Belt designation</p> <p>This area is important to me for it provides a sizeable part of the remaining green belt separating Walsall and Aldridge. There is a public footpath running across toward the canal and Park Lime Pits. Taken together with the Hay Head nature reserve and the land between this and the Arboretum it forms a valuable open space that could be given greater protection, with the objective of joining these sites together with wildlife corridors etc, to form networks.</p> <p>It seems to me that if the following advice of the NPPF is taken, which is quoted in the SAD, then the above projects would be inappropriate: <i>“contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy”</i>.</p>
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From: Peter Entwistle [REDACTED]
Sent: 01 June 2013 14:30
To: LDF@walsall.gov.uk
Subject: Walsall Planning2026

Dear Sirs

I am a resident of [REDACTED] Park Hall and have lived here with my husband since 1981.

I am appalled by the proposals about developing sites in the local area. CH13 and CH65 are areas of green for the enjoyment of local residents. Many children of all ages enjoy the open spaces to play football, tennis and cricket while the younger ones enjoy the playgrounds and the equipment therein. Adults exercise their dogs and many people, myself included, like to walk in these areas to enjoy the greenery and openness.

Local residents need the Council to retain the open spaces for their pleasure. When Dares built Park Hall estate, I believe there was an understanding that all residents would be within a short distance of a green area.

There are not enough amenities to support existing residents let alone more people. The nearest doctors is 2 bus rides away, not at all easy for people with mobility problems. I called in at my doctors' surgery, also 2 bus rides away, and had to wait over 2 weeks for an appointment. Surgeries are bursting at the seams, this leads to people bypassing their doctors and heading straight to A&E for non emergency reasons. The local bus runs only an hourly service until 6pm and takes a very circuitous route into the town centre going over speed bumps as it does so, which is another bone of contention.

The local school was built in the late 60's to house about 350 pupils. There are now about 700 pupils attending the school, what a shocking state of affairs for all concerned, the staff, the pupils and the parents. This also creates a dreadful parking issue with staff being forced to park on adjacent residential roads.

Park Hall Community Association now runs from a different venue, it used to run from the local school, this has further reduced local facilities. I used to attend 2 groups at the school but now I have to go to 2 different venues both of which are further away.

The infrastructure is simply not in place to accommodate any more residents. Maybe a few houses is thought not to be many, but this is just the tip of the iceberg. What about the proposals CH70/71/72 and CH84? If any of these proposals is allowed to become a reality, then it would open the floodgates to developers and lead to the erosion and loss of green belt land which is vital for our quality of life, wildlife and nature which should be preserved at all costs. The conservation of open spaces and green belt land around Walsall is essential to maintain and in fact improve the quality of life for the people of Walsall.

I was also dismayed to see that the consultation period for all these proposals is from 22 April to 3 June 2013 and yet we did not receive any leaflet through the door until 30 May which gave us very little time to voice our objections. I have spent considerable time trying to find my way through your web site to find relevant information pertaining to these proposals. What is going to happen to "England's green and pleasant land?"

Yours faithfully

Jean Entwistle, a very concerned resident

From: [REDACTED]
Sent: 11 May 2013 20:24
To: LDF@walsall.gov.uk
Subject: Development on green belt in Aldridge

Dear Sir

I am very concerned about the potential development along Stonnall Road in Aldridge, for a number of reasons. Firstly, Stonnall Road is narrow and has no pavement either side for pedestrians. If houses are built on the land indicated on the plans people will have to walk in the roadway unless the road is widened considerably. Secondly, the access point is very near to the summit of the rise where there is quite a sharp bend in the road, meaning potential danger for people from the new estate and for users of Stonnall Road. Thirdly, there is already considerable dirt and mud on the road on occasions from the current occupiers of the sand and gravel extraction site, which makes the road surface dangerous to users.

Yours faithfully

Vivian Fairbank

[REDACTED]

[REDACTED]

From: Simon Fiddler [REDACTED]
Sent: 03 June 2013 08:33
To: LDF@walsall.gov.uk
Subject: Planning 2026 proposal ch27

Sent on behalf of [REDACTED] and [REDACTED]
[REDACTED]

Regarding the above proposal we wish to strongly object to the proposal to develop land on site reference ch27 the former moxely tip as there are so many unused existing industrial sites already in existence in this area that are not being used such as the central logistics building on the black county route roundabout which has been built already and unoccupied for five years a huge structure that has no purpose and employs no one at present as has been vacant since it was finished. Surely in an area where green open space is at a premium and health inequalities are high it would be better to utilise existing developed sites rather than destroy yet more green space when already we have had our limited space cut by the development of the grace academy on George rose park. This area needs investment in all aspects of its profile if we are to gain the desired reduction in health inequalities and bring us in line with the east of the borough this means also investment in people's health and wellbeing making darlaston a nice place to live and work not just a dumping ground for things people do not want in the rest of the borough. Please look at the amount of existing industrial land we have that is under utilised at present in this area which has good existing transport links and is available for immediate use before considering this development proposal to which we strongly object .

[REDACTED]

Objection to the proposal to develop on green belt land – Skip Lane to Woodfield Close, Skip Lane rear of Launceston Road up to Three Crowns School, Newquay Road, Woodend Open Space football pitch by Woodend Park.

I write as a resident of [REDACTED] and occupant of the bungalow on that plot since it was first built.

The green belt area as outlined above is an asset to Walsall. My daughter, who now lives in Yorkshire and who openly admits that she does not relish the journey down to visit as the urban sprawl increases the further one drives down the M6, still comments on the beauty of the area and enjoys taking her dog for walks in the area around Skip Lane. If this were to disappear, not only would the whole area be depleted of some beautiful natural surroundings and wildlife, but there would be in reality no buffer between Walsall and Birmingham. Is this really the way forward?

However, the sustainability of such a proposal is a much more serious point. A development on a site this size requires an existing support infrastructure to maintain it. I would like clarification on the provision of additional public transport, schools, health care, local shops; not to mention long term jobs to support the development. A development on a site of this size would demand another primary school, substantial increase in the intake of local secondary schools and subsequent local government funding issues as a result and an increase in local, accessible health care provision. Building houses is only the beginning – has local government thought through, and it is committed to funding the much longer term implications? I would be interested to know.

I suppose that any objection of this kind might result in accusations of NIMBY ism, but as an 85 year old this is hardly my top priority. I will continue to enjoy life in my bungalow regardless of what occurs around me. However, I, and all the other residents whom this development will affect, will no doubt consider hard and long when the next local elections come around. The choice is clear – a beautiful environment, of which Walsall can be proud; a buffer between this town and the sprawling metropolis of Birmingham, an environment where children can be brought up healthily and safely, walk to school: a place where they form memories that last forever. Memories of blackberry gathering on Skip Lane and of summer evening walks across fields right outside the back door, as against modern homes with no shops, a limited public transport service, a bus ride to school and a doctor and, most importantly and unfortunately realistic in today's climate, no job. If you want Walsall to turn into a housing estate then go ahead, if you want to keep it special, then please, think again.

Mrs Joyce Fletcher

From: David Foksett [REDACTED]
Sent: 16 May 2013 10:27
To: LDF@walsall.gov.uk
Subject: LDF comments

Name: David Foksett
Email: [REDACTED]
Comment: Re Aldridge North proposals.

I am very concerned about the use of green field sites in the North of Aldridge. Surely we should be preserving the green spaces rather than building on them. When we recently bought our house in this area and paid a premium for being on the edge of the village I was reassured by planning that the area directly off Birch/Stonnall Lane would not be built on during my lifetime.

What has changed? Does Walsall no longer value these spaces. I am aware of the pressure for the need for affordable housing but there are many brownfield site alternatives and Walsall now has an expertise in building in these areas.

The lazy hill area is an area of beauty with narrow lanes that wind down to the Chester road. Improving the infrastructure to these roads would be especially costly compared to alternatives and there seems no sense adding further chaos to the junction between Birch road and the Chester road which is already hazardous and would require additional spending to accommodate safe passage.

To add to the this there are proposals to not only build extra housing but to expand the sand and gravel pit next to it. This appears to make no sense as the risks to those living in the new houses would be considerable.

Could I be reassured that there will be proper consultation with residents who will be drastically effected by these proposals? The maps on this web site are vague and give little indication of scale or exact location which makes consultation here appear tokenism.

Should these proposals go ahead despite the outrage from local residents, would there be compensation for those that will lose money on house prices. We paid a premium to live close to these open spaces and worked hard to afford it. Building affordable housing here will be bat my families expense. When considering building an extension, planning look at who would be impacted, whose light and lifestyle would be affected. It is outrageous building 200 houses in the field behind my house and opening a sand quarry next to it appears to ignore these concerns. The fact that these proposals are at such an advanced stage and money already invested in putting these plans together seems to ignore any views of those affected.

I am especially concerned that the plans on the website on which we are to be consulted are vague. I only became aware of these plans a few days ago yet a consultation has been set for such a brief window. Will you truly consider the views expressed on these web sites?

Finally when will this uncertainty end. What schedule is there for approval of these plans and what levels of appeals are open to residents other than protest or independent legal action. Feelings among my community are equally strong and you should be assured many more than those that find their way to this website feel equally outraged.

Time: Thursday May 16, 2013 at 9:27 am
IP Address: [REDACTED]
Contact Form URL: <http://www.walsallplanning2026.co.uk/>
Sent by an unverified visitor to your site. 1

INT:Q1 - Do you agree that the proposed objectives for the SAD are appropriate for the Borough of Walsall? If not, what would you add?

Agree.

HO:Q10. Do you agree with our initial assessments of the potential housing sites, including those in the SHLAA and those that have been submitted through the "Call for Sites"? Do you support or have information about these?

Agree in so far as I think you have indicated in the Initial Response that you would require evidence of very special circumstances before Green Belt land was used.

HO:Q15. Which option or mix of options do you prefer and why? What evidence do you have to support this option?

Option 2 preferred, Option 3 rejected. The allocation of the Green Belt lands shown on the Call for Sites map would have a significantly adverse impact on the borough generally. Also some are near to Open Spaces / Environmental Networks which would be degraded by the proximity of housing. The effects of such proximity is visible on many canals.

HO:Q16. If the preferred option does not result in sufficient land to accommodate the number of new dwellings we need to accommodate, are there any other possible options? For example, should we consider allowing development on the Green Belt if there is insufficient land elsewhere? Or should we require housing to be built to higher densities elsewhere?

Green Belt should only be used as a last resort.

SH:Q11 Which of the above options do you agree with most, and why?

Option 2 in both cases.

OS:Q5 Which of the open space options, or mix of options, do you agree with most and why?

Option 1 - but given the range of different types of use contained within 'Open Space' it is probably a meaningless choice.

ENV:Q16 Which option do you agree with most and why?

Option 1 - better protects what we have.

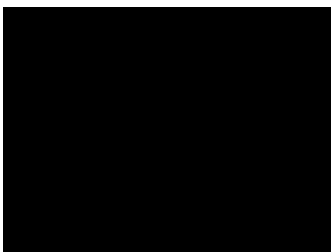
TR:Q6 Which of the transport options do you prefer and why?

Option 1 - preserving the option of reinstating rail services could have considerable long term advantages.

SCC:Q2 Do you agree with our initial response to the Call for Sites submissions? If not, why not?

Agreed.

J. French



Contact Details**First Name** Lynn**Surname** Gamble**Organisation / Company Name****Address** [REDACTED]

[REDACTED]

[REDACTED]

Postcode [REDACTED]**Email Address** [REDACTED]**Phone Number** [REDACTED]**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	X	Local Authority	
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Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
<p>H105 Home Farm</p> <p>Sandhills</p>	<p>I object strongly to this proposal to build housing (or anything) on the site of Home Farm, Sandhills.</p> <p>This land is in the Green Belt and has insufficient roads to support such an enormous number of houses. Development for any purpose would create traffic chaos – the surrounding roads are already very busy, such a development – housing or industrial/business park etc – has the potential to bring the roads to a standstill.</p> <p>This land has been successfully farmed for a number of years, and whilst there is a need for housing development across the borough there is also an increasing need for good farming land which this is. Local produce prevents the need to transport food thus reducing costs and environmental damage.</p> <p>The development of this land would be damaging to the environment – the area needs this type of green belt land between Walsall Wood/Brownhills and the surrounding areas. It would ruin the nature of the locality and make it less attractive to live in.</p> <p>Such a large number of houses could not be sustained by local services and the current level of infrastructure.</p> <p>I believe there have been a number of attempts to build on this land in the past, not least culminating in the last proposal for a Science Park being withdrawn by St Modwen (the proposers again) just prior to a public enquiry as government guidance had altered meaning that they were highly unlikely to succeed.</p> <p>The proposal at that time was strenuously objected to by local residents (then known as the Sandhills Preservation Society). Fortunately we were successful – largely on the grounds I believe that there was a lack of roads to support the development (even though the M6 toll was going ahead) and infrastructure to support it.</p> <p>This proposed number of houses would likely mean in an increase in population 9,000 to 12,000 people. Where would they work, go to school,</p>

	<p>shop?</p>
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4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
<p style="color: #0070C0;">IN405</p> <p style="color: #0070C0;">Home Farm</p> <p style="color: #0070C0;">Sandhills</p>	<p style="color: #E67E22;">The development of this farm in the Green Belt for industrial use is unacceptable. There are many brown field sites that would benefit from redevelopment – sites that have been industrial or commercial for a long time and are now derelict.</p> <p style="color: #E67E22;">There are also a large number of empty and unused units in the area.</p> <p style="color: #E67E22;">I realise it is more expensive to redevelop brown field sites but this level of additional cost is acceptable when compared to the permanent destruction of such an important green belt piece of land.</p> <p style="color: #E67E22;">The local infrastructure, roads in particular, would not support this and the previous attempt to develop this site by St Modwen ended with the withdrawal of the proposal due to a change in guidance from the Government of the day.</p>

10 1837

1 June 2013

ID:1837

Planning Department -
Waball MBC
Civic Centre
Darwall Street
Waball

Dear Sir/Madam

Re: Proposed Development - Stencils Farm and
Calderfields Golf Club

I write to express my opposition to the proposals
to develop on Greenbelt land and to build over
2000 houses on these and other sites.

Yours faithfully


Timothy J Gilbert

REGENERATION

3 JUN 2013

RECEIVED



7 June 2013

Planning Department
Walsall MBC
Civic Building
Walsall WS1

Dear Sirs

CH66-Proposed development of land around Oakwood Close Walsall Wood
Reference Housing Projection Requirements 2013-2023

I attended the Council Planning Meeting at Aldridge recently, and encountered such proposals in and around Walsall.

I live in the area where building is in progress and forthcoming, and concerned just how far all this building will encroach on us all.

For 34 years I have lived happily where I am, and though I realise times change, I must comment on just simply where does it end?

Firstly, I'm an avid naturlist and in wonder of all the natural world around me and the area which have been acquired over the years.

I would be willing to fight for such wildlife that exists in our tiny suburb of Walsall Wood. For instance, where can you go to see a herd of 10 Roe Deer in the field that you walk through, a Barn Owl gliding low over "my field" at rear of my property, a weasel running down the garden path, not to mention Woodpeakers/crows/pheasants which I regularly feed from my bird tables. Need I go on with my wildlife list which indeed I could!

Secondly, we now have an area of Green Belt conserved as a "SSSI" sight which you no doubt are fully aware of what that means in terms of valued naturalistic conservation. It is vital we secure and look after such precious areas, but if we continue to take land for building, then how can we contain such important sights for our future generations!

Questions must be asked as to how if land is constantly consumed, how can there be these so called divisions between collective living areas, keeping the individuality of so called villages! and just where does it all end with the continuation of taking land.

Also, questions of why more industrial sites when most are vacant anyway, this includes housing, as numerous dwellings are un-occupied (yet houses are being built)!

Lastly, I as a payer of Council Taxes like all residents, would like to point out the total disgrace of the toilet facilities in Brownhills Shopping area. There is now no public facility in the area, and only 1 toilet which is located in the Tesco Supermarket. I am sure that Tesco's does not encourage all and sundry to take advantage if they do not purchase from store, so if in Brownhills, cross your legs!!

The area has been on the decline for years, losing the 'time old' market which I believe is due to Council pitch site fees increase, so not giving the stall holder any encouragement to work for a living. Also, the whole area needs rejuvinating to hold such a 'village'.

I have viewed and aired my own personal concerns for this area, and would stress indeed that I am speaking on behalf of the little community of Walsall Wood.

I look forward to a reply to my letter, giving me assurance as to the well being of humans and animals living closely and yes, respectfully together.

Yours sincerely



Janet L. Gottlieb.

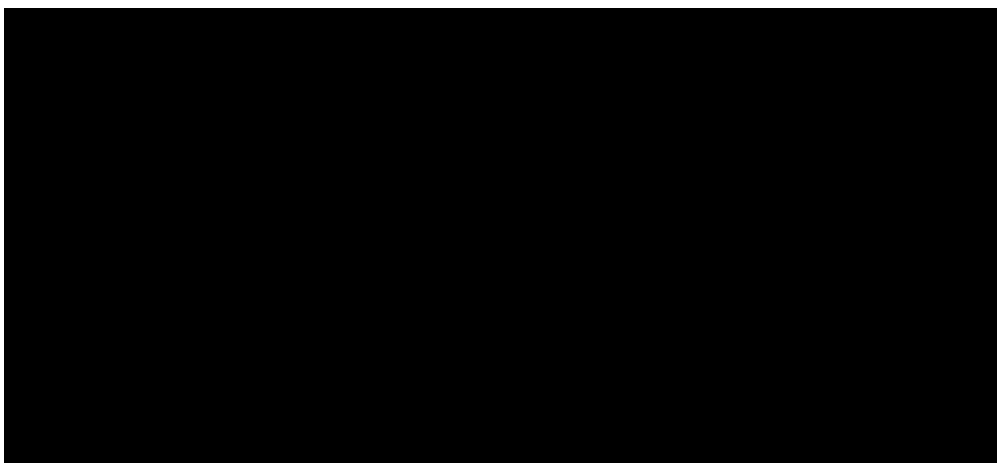
From: Joanne Green [REDACTED]
Sent: 04 June 2013 23:05
To: Blythe Charis
Cc: LDF@walsall.gov.uk; Councillor Harris A
Subject: Walsall 2026 Planning Consultation

Dear Sirs,

As a resident of Lazy Hill Road, I would like to add my objections to the recent proposals to build a Sand and Gravel quarry on greenbelt land in Aldridge North. The greenbelt is an important environmental asset to the community and it serves an important purpose. It is working agricultural land and should be protected. Recent proposals to extract sand from this green belt land will scar the landscape not to mention the noise, disruption and traffic problems this will cause.

There are also Health problems which have been linked to Landfill sites recent studies have found links to birth defects, cancers and respiratory illnesses including asthma. A UK study has recently identified a link between living within 2km of a landfill site and a small increased risk of certain birth defects. Whilst these have not been confirmed I am sure you can appreciate my concern with the recent proposals. Symptoms such as tiredness, sleepiness and headaches have also been reported. Although these symptoms cannot be assumed to be an effect of toxic chemical action, they may indicate that sites can have an impact on stress and anxiety. Along with the noise, disruption and pollution which will be caused I am more than concerned as to the effect this will have within the community. I also have to express my concerns with the increase in heavy goods traffic that this proposal will create in a semi-rural area. I feel that as our local council there should be a duty of care applied to residents within the borough and hope you will take into consideration the views and concerns of Aldridge residents. I feel that Aldridge has already suffered the effects of living near a landfill site for many years which is within 1/2 mile of Lazy Hill Road. The effects including the toxic smells are already suffered from those living in Lazy Hill. I would ask that you please consider our views and concerns and ask that you please apply a duty of care to residents living within the borough.

Regards Mr and Mrs Green

Contact Details**First Name : Tonia & Ramon****Surname : Gregory****Organisation / Company Name****Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in completing this consultation:

Resident or Individual	X	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction, 2. What is Walsall Town Centre? and 3. The Vision for Walsall Town Centre

The introduction sets out what the Area Action Plan is, the structure of the document and the planning context. It also explains about the Sustainability Appraisal of the plan, which you can also comment on. Chapter 2 gives an introduction to the context of Walsall town centre by looking at its location and role within the wider Borough. It also covers the key challenges which are facing the town centre. This chapter includes questions and options around the proposed boundary for the AAP for your consideration. The third chapter introduces the vision and objectives for the town centre before asking if this aligns with your aspirations for Walsall.

What do you think? Which options do you agree with most and why? (please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. TCB:Q1	Comments
<u>HO: Q15</u>	<p>We feel that Options 1 & 2 should always be used in preference.</p> <p>Reasons:</p> <p>Negative Consequences of Abandoned Land</p> <p>The Council has an obligation to assist Urban Regeneration by prioritising improvements and make better use of all current derelict & damaged land.</p> <p>The vacant and abandoned land not only proves to be an ‘eyesore’; It reflects on the poor state of the neighbourhood but it also implies a social stigma on the health of the communities.</p> <p>It has a negative effect on; communities both economically and physically (such areas are sometimes used for minor criminal activities), health and property prices.</p> <p>Finance to support Urban Regeneration is extremely difficult to attain; particularly as Local Government’s are struggling to survive therefore other responsibilities are prioritised. This means that without additional funding the brown sites and their legacies will be left as continued blights on the community.</p> <p>Building houses on brown sites and other disused land provides a rare opportunity to provide private income via Housing Developers to use to</p>

	<p>regenerate and there should be reparation where at all possible to provide aesthetically pleasing housing.</p> <p>The cost of transformation would be relatively small in many cases as there is usually already reasonable roads & utilities infrastructure in place. This would save both energy and tackle 'problem areas' instead of trying to 'sweep them under the carpet'!</p> <p><u>Conserving the Green Belt:</u></p> <p>Any green belt areas should only be used as a last resort as in the current Government policy we should continue 'to assist in safeguarding the countryside from encroachment'.</p> <p>Alteration of existing green belt is both time consuming and costly. If they are used; then all existing hedges & trees etc should remain plus a restriction on how many properties can be built to:</p> <p>We need to protect the environment: all green space areas in particularly trees are known to help protect the air & water quality which helps combat pollution & climate change.</p> <p>We should be encouraging local farm produce; which will help both bind & support healthy communities; the result of this would be that fewer miles are needed to transport in produce. This would be more energy efficient and therefore helping combat Global Warming.</p> <p>Green belt helps conserve the current wild life and semi natural environment that is critical to our future and 'feel good' factors.</p> <p>All green belt areas increase people's appreciation for the countryside as well as increasing the 'feel good' factors.</p> <p>It is well documented that a sense of 'mental well being' helps by proving a positive outlook; which in turn helps protect people from illness etc. It is a major contributor to reducing stress which is shown to be on the increase.</p> <p>Stress is currently one of our main illnesses. It is a sickness that affects both young & old alike; it can often be a long term problem and it can be costly both socially and economically.</p> <p>Other benefits include;</p> <p>Any changes made today and in the future should take many factors into consideration.</p> <p>Prioritise Urban Regeneration; these improvements are both important now and for our children's futures.</p> <p>Current green belt use for farming should be encouraged.</p> <p>To lose important economic areas such as these to housing projects etc would show a clear failure to encourage local food production; which provide local work, food and income to the area.</p> <p><u>Once a green belt is lost;</u></p> <ol style="list-style-type: none"> 1) Its habitat & wildlife etc will never be replaced. 2) It will lead to deterioration of water and air quality as well as increased noise pollution. 3) The current infrastructures will need to be dramatically increased at a large cost. <p>Many countries are now recognising the importance of green belt for health reasons; reduction of noise, water and air pollution and are now legislating to ensure there is sufficient green belt in & around</p>
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communities for health benefits ie Sweden, parts of the U.S.A.

HO:Q16

If there must be building on green belt; there should be a limit to the number of homes allocated on the site. They must only cover a limited percentage of the green space so that the largest percentage of land is still green belt.

All existing trees and hedges should remain untouched so that the small estate is built in and around the existing fauna and flora proving a good balance that will work well in future years.

Some local farmland should always be kept where possible to;

Encourage local food production

- a) This would save energy in the form of providing local produce and therefore reduce both transportation costs & provide food to the local community.
- b) It would continue to provide a home for local fauna & flora (including proving food by pollination of the crops by the already struggling Bees which are imperative to most food production).
- c) The factors mentioned would therefore help offset Global Warming by reducing Britain's Carbon Emissions.
- d) Help provide employment & provide a centre to the ever expanding community.

If enough of the existing vegetation remains; we may be able to provide at least some continued protection to;

- 1) Counteract some of the additional pollution and noise that will inevitably be produced by increasing size of communities and increased traffic.
- 2) Help offset Global warming. By keeping the important vegetation. It is well documented that vegetation particularly trees help in the reduction of noise pollution aswell as providing oxygen of course.
- 3) Help provide at least some habitat for England's fauna and flora.
- 4) Make the area an attractive place for communities to live and thrive. If it's attractive it will bring more people to the area and therefore it will improve the economy.

Re H0105: CH34: Sandhills Farm proposals

The A461 Lichfield Road from Shire Oak to Muckley Corner Island is already an extremely busy road. At peak times the traffic continues from the traffic lights at Shire Oak to well past the end of the existing houses and sometimes back along the dual carriageway.

Barracks Lane is a feeder lane to and from this road. It has also become a well used lane particularly since the new islands were built on the A5 and consequently on the Lichfield Road, Brownhills.

It can sometimes be difficult to pull out of our drive into the

	<p>Lichfield Road due to the constant heavy road use. The heavy volume of traffic also causes other problems; Including a constant high level of noise both in our houses and on our gardens. The extent of the noise pollution makes it virtually impossible to speak to our neighbours at the front of our houses. This detracts from community interaction and bonding. We also feel that the consequential air pollution exacerbates health problems such as heart disease and asthma (my husband now suffers from both). Having the current green belt is the one positive aspect to living here.</p> <ol style="list-style-type: none">1) It provides an aesthetic outlook; which makes it enjoyable to live here.2) It helps combat the heavy noise and air pollution.3) It's vegetation which includes; mature trees, hawthorn hedges and some wild plants help provide homes and sustain important wild life (including supporting our dwindling bee population). Irreplaceable!4) The infrastructure needed to support the large amount of houses or an industrial park would be hugely detrimental to the area.
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4. Walsall Town Centre – A Place for Shopping

This chapter asks you questions about the current shopping experience in Walsall and the existing retail offer. It also asks questions about the Primary Shopping Area

From: [REDACTED]
Sent: 19 May 2013 22:58
To: LDF@walsall.gov.uk
Subject: FW: Proposals to build on greenbelt land in Aldridge

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam

We recently received a leaflet from our local Councillors concerning the proposed development of Greenbelt land in Aldridge. We live near to Stonnel Road where it is proposed to either build 193 houses or develop a sand and gravel quarry or waste disposal site.

Until we received this leaflet we had **NO** idea that a consultation process was taking place. We were dismayed to learn of this as there has been nothing in the local press to say that this consultation process was starting or that it was possible to submit comments about the proposals.

We would like to know why we are only learning now towards the end of the consultation period that there are proposals to develop greenbelt land so close to us.

The proposals to develop greenbelt land is outrageous especially given the fact that the area concerned is so remote and not even served by public transport. Buses do not even run down the Chester Road past Birch Lane let alone go that far down Stonnel Road. Our estate has only recently started to be served by buses to Lichfield and Walsall and we have lived on the estate for over 50 years.

We rely on public transport or taxis because we do not drive. Not everyone in Aldridge possesses a car!!

Apart from the negative impact on the current estate of having another 193 houses how can the Council planning office think that it is acceptable to have a waste disposal plant and quarry so close to residential houses.

From the SAD summary it is not clear what waste will exactly be disposed there, but if it is sewage or hazardous waste or landfill it will not be good for the local inhabitants.

We already have had nuclear waste go through the town to the former Leigh Environmental recycling plant. Does the Council think that Aldridge is a suitable dumping ground for all the borough's waste.

The area concerned is good agricultural land. The borough might need more housing but the country needs food more than housing. Only today it was reported on Countryfile that wheat could become a scarce commodity in the future. We should not be taking agricultural land out of production and using this to build housing or for a quarry. The landowner should not be allowed to sell agricultural land or greenbelt land.

There are plenty of brownfill sites that could be used. On Northgate alone there is the former Focus site lying unused. This could be used for housing and is much better served by public transport and is nearer to the town centre.

Industrial land has already been used to build retirement flats for the elderly in Aldridge. There are plenty of pubs lying empty that could be redeveloped as well as empty run down houses. In Walsall the site

where the Methodist Church was demolished has not been reused and could be redevelopment

The area where we live is semi rural and is quiet and peaceful. The noise from a quarry and large trucks rumbling down a narrow road would be unbearable. The dust and smell would also be bad for resident's health especially those with asthma or other breathing difficulties.

It would increase the carbon footprint of the borough rather than reduce it.

There is no indication what type of housing could be built but the area does not have the necessary facilities to accomodate such a large number of people. Anyone without transport would be isolated as there is no public transport and there would be no easy access to local shops.

The report also suggests that public meetings would be taking place in the Spring but we have not been informed of any such meetings.

Is the Council really serious about consulting those most affected? We would be grateful if you could let us know when and where these are likely to take place.

The consultation document on line is difficult to fill out and if you haven't seen the Site Allocation document or the Summary which is 87 pages long it is difficult to comment if you haven't read it.

We would be grateful if you could explain why we were not informed about this. The comments form indicates that a letter was sent out to affected persons because it asks for a reference number. We have received no such letter.

We would like to register our ojection to any option that proposes to develop Greenbelt land and believe that brownfill sites should be used before Greenbelt land.

Yours sinceely

Philippa and Patricia Hands

Contact Details**First Name** Patrick**Surname** Hanlon**Organisation / Company Name****Address** [REDACTED]**Postcode** [REDACTED]**Email Address** [REDACTED]**Phone Number****Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	x	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
	<p>Firstly consider whether you can allocate as intended which, of course, you are obliged to consider how the borough is planned.</p> <p>Secondly consider whether you could allocate as proposed, which you have already done.</p> <p>Thirdly consider whether you should allocate</p> <p>It is this third issue which needs to be considered by your detailed proposals. The status quo should not be changed unless there is no option, because development that has taken place in the past is due to a need that has arisen and where it has been permitted it has been strictly controlled.</p> <p>Should you decide to allocate sites for specific need then that site must be subject to strict permissions and conditions.</p>

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
	<p>Housing and industry, including mineral extraction, should be considered together because of the adverse affect of industry upon modern forms of housing development and expectations of residents.</p> <p>In your document headed “Particular Types of Housing” you refer to allocation of independent housing for elderly and disabled. Mineral extraction in particular and the wrong type of industrial development in areas where such existing housing is prevalent will cause a severe unfavourable imprisonment of such residents. I will be specific later in this response.</p>

8. Waste Management

This chapter covers future requirements for waste management infrastructure. It is a key objective of existing local and national policy that the amount of waste produced should be reduced, and that as much value as possible should be recovered from unavoidable waste. Local plans are expected to play a role in this, by making provision for the infrastructure required to make this happen. We therefore need to identify locations in the borough where new recycling and recovery facilities could be developed, and allocate sites where such projects are expected to be delivered during the plan period. We also need to safeguard “strategic” waste management sites, which provide most of the borough’s existing waste management capacity, from other development that could compromise their continued operation.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. W:Q3	Comments
	<p style="text-align: center;">I referred in the previous paragraph to allocation of industry. I can now be more specific about the proposed allocation. You will note from my address that my wife and I live close to Birch Lane to the north of Aldridge. It is intended to catagorise a section of land off Birch Lane for industry which no doubt will also allow waste disposal. It is this form of industrial use which is unacceptable and inappropriate in a green belt. This part of Aldridge has a great number of elderly or disabled residents and I am am both retired and disabled. Any form of waste disposal whether it is landfill or industrial disposal will be a health hazard for the residents especially for the type of resident referred to.</p> <p style="text-align: center;">In your “Land for Industry” document you say it is necessary to consolidate industry in the Aldridge area. Why then is it proposed to allocate an industrial site on green belt far away from the industrial centre around the West side of ALDRIDGE</p>

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. M:Q4	Comments
	<p>You have identified a sand extraction facility to the North of Aldridge off Birch Lane. Whilst extraction is not objectionable it is the means of transportation of extracted material that must be controlled. Birch Lane extends into and becomes Stonnal Road which is the main route into Aldridge village centre via Walsall Wood Road.</p> <p>Heavy goods vehicles must be prevented from using Stonnal Road and will require:</p> <ol style="list-style-type: none"> 1) Birch Road to be widened with an extra lane leading to the A452 from the site entrance. 2) A width restriction to prevent heavy vehicle using Stonnal Road 3) Appropriate signage at junctions of Walsall Wood Road and the A452 notifying drivers of the width restriction. <p>The purpose of such requirements is to prevent the outrageous repetition of the destruction that has occurred to Branton Hill Lane, the road serving the sand pit on the south east side of Aldridge</p> <p>Such measures will prevent heavy lorries from using the town centre as a "rat run"</p>

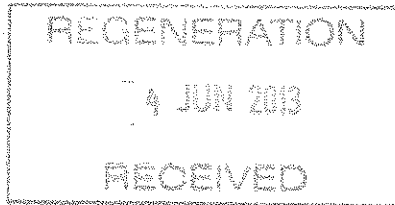
12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
	<p style="color: #e67e22;">Housing development is proposed for land to the north of Aldridge off Birch Lane. It is Green Belt.</p> <p style="color: #e67e22;">If the Green Belt is not protested it will mean expansion of Aldridge to link up with Walsall Wood resulting in the disappearance of village style life for it’s residents and eventually Aldridge will become a ghost town. The merging town of Walsall Wood/Aldridge/Stonnall/Rushall will have no green breathable space and Walsall itself will be devoid of attraction for the West Midlands population. What kind of environment is that to leave as a legacy for our children and grandchildren.</p> <p style="color: #e67e22;">The Green Belt must be protected</p>



Walsall MBC
 Planning Department
 Walsall WS1

Dear Sir

Proposed development of land at Shire Oak – Walsall Wood – Brownhills area.

It would be an act of sheer vandalism to build on this large plot of prime agricultural land.

Walsall MBC is in the lucky position of having enough brown field industrial and redevelopment housing sites to render this development unnecessary.

A ride around the district one cannot but notice the large parcels of demolition sites and empty factories, the many shops and empty pubs and garages in the area that do nothing but add despair at the degradation and vandalism this brings to an area.

Areas that are screaming out for redevelopment, which would not only regenerate communities but are in places where they have the suitable infrastructure i.e. under utilized schools, shops a bus service and facilities for both young and old in the community.

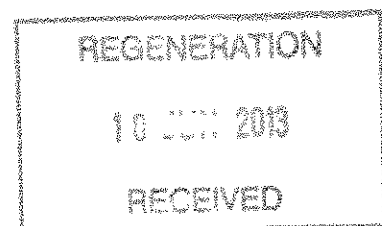
Building on Sire Oak would not ^{reduce} ~~solve~~ the housing shortage because this would bring in house buyers from many areas wishing to upgrade to a nice house in the country. A look through the "Walsall Advertiser" you cannot help but notice the pages and pages of houses for sale and rent.

Consideration would need to be given to such a large build to the local facilities i.e. schools, hospitals, and doctors' others such as sewerage capacity, and being on a steep hill flooding.

I would like to add my NO vote to this proposal.

Yours faithfully


 Mrs D E Harbach





30th May 2013

Planning Department
Walsall MBC
Civic Buildings
Walsall WS1

Dear Sir

CH66 - Proposed development of land around Oakwood Close – Walsall Wood
Reference Housing Projection Requirements 2013 – 2023.

I am an objector to this proposal

The land in question has not been disturbed for at least 20 – 25 years apart from the vegetable plot cultivated by one of the owners of the land CH66, namely No. 6 Oakwood Close, the other interested party being No. 2 Oakwood Close.

It is a wonderful nature reserve of mature trees and hedgerows ideal for many animals because of the undisturbed nature of the land and the dense undergrowth. Perfect cover for foxes and other secretive animals. We have had deer visit up close to the fence at the bottom of our gardens and it is a safe haven for numerous birds, the rare, and the once common, and this year after an absence of many years I have a nightly visit from a hedgehog.

The erosion of the countryside in an urban area like Walsall Wood cannot be justified as each area of green belt lost to housing becomes more and more precarious for the remaining wildlife it supports. There has been a dramatic fall in songbirds, butterflies all species of insect life. Hedgehogs' have had a dramatic fall in numbers along with amphibians' frogs and toads. All types of wild flowers are in decline and building over even more green belt will only continue this loss to nature and wildlife, and make the remaining land an unsustainable location for many creatures.

The Black Cock Bridge is dangerous because two vehicles cannot pass side by side over the top as it is too narrow and has a blind summit. There have been several accidents and numerous near misses. The bridge is used as a short cut to miss out the lights at Streets Corner with its subsequent build up of traffic at peak periods.

Green Lane is already subject to flooding every time it rains. The rainwater rushed down the bridge and pools at the low points because the lane does not have any storm drains only ditches, these silt up causing the rain water to flood across the road. The problem has been further added too over time and more recently by the building of a further three properties in Green Lane one of which was built over the duck pond. As there is building taking place on Green Lane the problem of flooding can only deteriorate. The flooding problem has never been addressed ever since I have lived in Oakwood Close, which is approximately 38 years.

Walsall planning Department – Housing Projection 2013 –2023 30th May 2013

The storm drains from Oakwood Close pass down the opening between No. 6 and No. 8 and soak away into the green belt land at the back of the houses.

There is a large sewerage drain that was taken under the canal and down the land at the back of the dairy farm through the land owned by the Tills and then travels across the fields to the sewerage plant by the side of the Wood.

Hall Lane is also constantly flooded between No's 120 and 122. The lane requiring much-needed pothole repairs this year.

I understand that the local pub, The Black Cock has an ongoing problem with its drains. The area is low and has sunk a considerable amount since the coal mining ceased years ago. One can see that with the height of the Black Cock Bridge.

The area has, during recent years seen the spread of flat and apartment building, 58 dwellings on the former barrow factory, a flat complex on a former cottage and garden in Coppice Lane, 20 plus flats on Hodges Building Supplies Yard. There is land for sale opposite Hall Lane, for 22 apartments, formerly house and workshop which is still vacant and 24, 2 & 3 bedroom apartments on the corner of Brickyard Lane, which have taken years for full occupation.

The local free paper, "The Walsall Advertiser" has pages and pages devoted to house sales and rental, so there is not a shortage in the buy or rental market. Also large numbers of boarded up homes or simply not occupied, left vacant.

A ride around Walsall district brings to your notice the number of derelict buildings and large areas where demolition has already taken place. These areas are screaming out for redevelopment which would not only regenerate communities, but are in places where they have suitable infrastructure already i.e. schools, shops, bus services and facilities for young families under utilized schools and day care for pensioners.

Having had dealings with Walsall Council recently I understood they had enough brown field sites to last for the next 10 years without needing to infringe on the green belt.

CH43 – Proposed development of land behind 147 Hall Lane – Walsall Wood
Reference Housing Projection Requirements 2013 - 2023

CH43 is currently being developed

My husband and I were drawn to the area by the prospect of living in a house overlooking fields and woods. I hope I am still so lucky.

Yours faithfully



D. Harbach

From: [REDACTED]
Sent: 01 June 2013 11:09
To: LDF@walsall.gov.uk
Subject: CH34 home farm development

I am writing following the meeting at Cooper and Jordan Primary School on Tuesday 28th May. I was disappointed that the meeting was not arranged by the Local Council and the proposed development, wasn't advertised more widely in the local area. Considering the implications of building 2924 houses and possible industrial units, on land owned by Home Farm, as our property backs onto the proposed site.

I would like to register my opposition to this development (Home Farm site CH34) and propose some alternative solutions.

Reason for our opposition

The land is designated Green Belt and as such should be protected. The plan to build on this land has already been rejected twice before in 1983 & 2005, during this time nothing has changed that should allow this building work to commence. The proposed access to the site leads onto the sandhills, a road that is already congested with the current volume of traffic without an addition 6000 cars (2 per house). The junction at Shire Oak was called one of the most dangerous in the UK by the local press when a car wash was located on the Shire Oak pub car park.

In addition to the above the CO2 emissions from 3000 houses and 6000 cars would be devastating for the local area compared with green fields and farm land.

The proposal also mentions industrial units. In the local area we already have a number of empty industrial units including Lindon road, Coppice side ind estate and the former Focus DIY site in Aldridge. So I see no reason to build more units on green belt land.

Options

The current economic downturn will not improve in the short to medium term. The current economic recession may well be the new norm.

There are several empty former public houses in the Walsall area. These could be used to build houses. Sites include the Ogleby road and the rising sun on the A5.

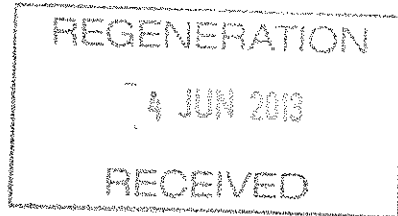
A more radical solution would be to regenerate Brownhills high st, following the withdrawal of the proposed Tesco development. I would propose the current shops on the tesco side of the high st are relocated into the empty shops in Brownhills. Then the whole of silver court and the now empty shops are demolished and new houses built on the site.

This would resolve the empty shops issue and provide housing that would also use the local stores.

Dave Mycock & Gill Harper, [REDACTED]

[REDACTED]

ID: 1818



1st JUNE 2013

Planning Department
Walsall MBC
Civic Buildings
Walsall

Dear Sir,

CH66 Proposed development of land around Oakwood Close- Walsall Wood Reference Housing Projection Requirements 2013-2023

With regard to the above Planning proposal and consultation, I confirm I am an objector to the development of the land.

I have lived in [REDACTED] over 30 years and before that in Hall Lane, I therefore believe I know the area very well.

My objections to the land development are based on the following:-

- * It will create an increased risk and safety issue due to the volume of traffic around the area.
- * The current surface water system is at capacity; currently the area around Green Lane floods regularly throughout the year. More land taken up with developments will push greater surface water onto the adjacent fields and the roadways of Oakwood Close and Green Lane.
- * The foul drainage system was not built for any further developments, and will cause further problems for existing property owners and any new developments.
- * The destruction and removal of green-belt including hedgerows, natural countryside and wildlife habitat areas.

The roadway around Oakwood Close are becoming more and more dangerous, with the approval of new dwellings within Oakwood Close and opposite Oakwood Close on Green Lane capacity has been saturated. The new developments will bring cars owned by the house occupiers and their family and friends visiting. The road infrastructure cannot take any further vehicles. The Black Cock Bridge is dangerous anyway, with so many vehicle near-misses daily, vehicles 'stuck' on its peak and pedestrians adjacent running risks to pass nearby. Additional houses will bring more vehicles and pedestrians especially children that will cause increased risks.

The flooding of Green Lane and the surrounding fields has been an issue for over 40 years. An increase in development will cause further flooding and issues for roadways accessing Green Lane, causing more accidents and erosion of the poor quality of the roadways. Flooding even occurs across as far as Lichfield Road from the fields which are at water saturation.

The narrowness, poor drainage and the increased usage of Green Lane will create access, vehicular risks and absolutely zero pedestrian access.

The foul drainage system was not designed for the dwellings currently occupying the area; increasing the volume of houses and obviously drainage issues.

The destruction and removal of the countryside will have a terrible effect on; hedgerows, wildlife habitat and natural facilities for many types of animals. There are many animals that are seen regularly from:- hedgehogs, frogs, toads, deer, wild birds, squirrels and mice. Has there been an Environmental Impact Assessment? I request this is actioned. Adjacent to the proposed development area there are old barns (over 40 years old), and there may be owls or bats roosting in these. The removal of this natural wildlife will affect their flight-paths, their natural food opportunities and therefore affect their existence. Have such surveys been carried out?

I think the development of the land adjacent to Oakwood Close will create risk and safety issues on the adjacent roadway, create more drainage issues and destroy local wildlife. I am totally against the development and object to the Planning Application.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

J Hathaway

From: Anthony Hayward [REDACTED]
Sent: 03 June 2013 18:04
To: LDF@walsall.gov.uk
Subject: Planning applications on Green / Brown belt areas ref 2026

Dear Sir/Madam,

With regard to the possibility of further planning applications being made for Housing developments in the areas of a) Newquay rd b) off Skip lane behind Launceston rd c) Woodend park , I wish to make my comments regarding these for your consideration as the adjacent areas concerned are already heavily saturated with domestic housing .Any additional housing would simply lead to over-saturation and would present problems in many ways including Health. Education, Traffic flow, public transportation, Community care etc.

Please note the following;

- 1) Previous applications have been refused on the basis of the lack of facilities. Nothing has changed to this effect.
- 2) The school at Park Hall was originally built for some 300 children. It currently holds 650 and cannot be seen to take any more pupils.
- 3) There is not a Doctor, s surgery local to the area.
- 4) There is not a Dentist, s surgery local to the area.
- 5) There is not a Health Centre local to the area.
- 6) There is not a fully operational Community Centre local to the area.
- 7) Park Hall estate is in itself a closed estate with only one narrow road for access and egress. Any extra traffic would create a very dangerous situation.
- 8) Skip lane is a narrow country lane with no traffic pull-ins and any additional traffic flow would create a very dangerous situation along it, s length.
- 9) The play area in Newquay rd is the only grassed area available for the whole estate on which the children may play. Children cannot exist and play on the streets in this modern era. There is only one fenced-in secure playground for the smaller children within the estate, again in Newquay rd. Take this away and where would they be able to go .
- 10) As per 9) above this area is one of only two areas where dogs may be walked within the confines of the estate. Remove this and we would all be left with a possible serious environmental problem.
- 11) The wooded area behind Newquay Close is historically part of the original forest of Mercia, and is currently a haven for British wildlife including a variety of birds such as Heron, Buzzard, Jay and the usual Pidgeon, Magpie, and several kinds of small birds. Other animals are also present in the area such as , Foxes and smaller wildlife . The wooded area alone is not a great size and should remain in the long term to ensure that the wildlife are not destroyed.

In general to summarise , the areas as described above are currently working well but they are at their full capacity for domestic housing and with this in mind together with the reasons outlined above any applications for additional building should be refused.

Regards, A.J. Hayward.

From: [REDACTED]
Sent: 06 June 2013 12:36
To: Smith Mike (Strategic Planning)
Subject: development sites for housing

Mr. Smith,

I am the Chair of High Heath & Shelfield Residents' Forum and also Chair of Autumn Close Tenants' Association. Both Organisations have asked me to email you on their behalf.

We have been made aware of the Government Directive to Councils, to report details of Brown and Green areas which could be made available for possible housing developments.

Concerns were expressed at the Forum this week about the Green Open Space on the corner of Mill Road and Green Lane, Shelfield. This use to be the site of the Council's Shelfield Neighbourhood Office.

When the NH Office was demolished the Forum, with the Council's approval, had plans drawn up for a Memorial Garden - in memory of the area's Coal Mining history - to be built on part of this site when we have raised the necessary funding.

We would therefore like the Council's reassurance that this site will not be considered for any housing development.

Regards,

[REDACTED]

From: [REDACTED]
Sent: 02 June 2013 16:47
To: LDF@walsall.gov.uk
Subject: Walsall Planning 2026

Dear Sirs,

Re: Potential land sites for housing development.

CH65 is known as Newquay Park and is an area of grass land with a childrens play area that is enjoyed and well used by the residents of Park Hall.

To build houses on this land would be in complete disregard of planning guide lines that require the provision for open spaces within residential housing.

CH71 & CH72 are plots of land on Skip Lane and adjoining Park Hall.

Applications to develop these sites have been rejected previously due to encroachment into greenbelt land and insufficient services to support the additional housing.

Skip Lane is a narrow country lane and inadequate to accommodate the extra traffic that would ensue if these applications were allowed to go ahead and access to Park Hall was made from Skip Lane through to Newquay Road.

Yours faithfully,

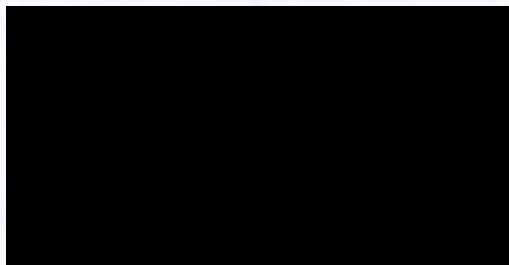
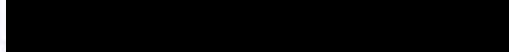
[REDACTED]

Contact Details

First Name MARY

Surname HOLLEY

Organisation / Company Name —

Address

Postcode 

Email Address

Phone Number

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here) 1490

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	X	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

What do you think? Which options do you agree with most and why?

(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. HO:Q4	Comments
BCCS	I support placing housing on brownfield sites. I oppose placing housing on greenfield sites. Sites in the Green Belt should not be used.
SAD Issues and Options option 3	I oppose this
HO: Q7	CH14 is much too big.
HO: Q10	<p>CH12 HO146 CFS49 - proposed residential development</p> <p>I agree with your initial assessment that this site is unsuitable because (a) it is in the green belt (b) and because (c) it is in the proposed mineral safeguarding area (MSA) and because (d) it is inside the proposed area of search for sand and gravel extraction.</p> <p>Also the site is currently used for agriculture and such use in the borough and the country should not be reduced.</p> <p>Housing in this peripheral location constitutes piecemeal building apparently including ribbon development apparently. Infrastructure and services would be required. There is no public transport nearby.</p> <p>Occupants of 200 houses exiting the site in their vehicles via Stonnall/Burch Lane would be dangerous.</p> <p>The site divides up the farmland which is currently worked as one unit.</p>

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

What do you think? Which options do you agree with most and why?

(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. M:Q4	Comments
M:Q8	MXPI This site is too close to housing -
M:Q3	Yes

From: W.J.Irwin [REDACTED]
Sent: 03 June 2013 23:28
To: [REDACTED]
Subject: Development in Park Hall and Skip Lane Area (Copy to Councillor Martin)

Dear Sir,

**Re Development of Green Belt and Open Spaces
in Park Hall and the Skip Lane Corridor**

Despite claims on your website that an adequate consultation period has been allowed for proposals concerning the development of Green Belt and open spaces in Park Hall and the Skip Lane corridor, I find that I only have one day to respond to these. Hence, as suggested, I am appending bullet-points only rather than any detailed arguments:

- Proposed developments in this area have been rejected many times in the past. Why is it necessary for the Hydra to keep rearing its head? Can we not slay the beast once and for all? After all, we hear that Hercules managed this in only his second labour! Park Hall residents do not need development in the listed areas. *Cui bono?* Probably only the Landowners!

- Such developments will require a major upgrade of Skip Lane. At present, part is already a 20 mph zone and it is a dangerously narrow and twisting country lane (with no footpath) totally unsuitable for commuter traffic. The southerly end is through an area with houses to each side (impossible to widen) and this is followed by a sharp right-hand bend – also a country lane. And, even without all of this, could Skip Lane handle the heavy plant for months on end, which would be required for construction work, in addition to its current level of commuter traffic?

- Upgrading of Skip Lane would be difficult and expensive and this would also provide a rat-run (which has been intentionally avoided so far on road safety grounds) by allowing Sutton Road traffic travelling to and from Birmingham to isolate the Park Hall area and convert it into a large traffic island. Even if this was thought to be worth the investment, a major dual carriageway would probably be needed.

- Additionally, Park Hall Road, the main artery for current access, is quite narrow and, judging by the temporary speed cameras which frequently appear, it is already a safety concern for the Council.

Additional development comes at a significant price:

- There are no Health Centres on Park Hall Estate while the nearest Doctor's, on the Birmingham Road, is not even served by the local bus service. And parking there is already frequently over-subscribed so that expansion on that site would appear to be impractical.

- Local buses run only to an hourly timetable. And not at night and not on Sundays. Significant transport improvements would be called for to satisfy any developments.

- Extra development heralds a dramatic increase in local traffic. Yet the roads are poor and the local car park on Treyamon Road is usually always near to full. Where will extra vehicles visiting the shops on the Estate park? And the shop area is extremely run-down. Could it be that little investment has taken place because of the anticipation of developing this land?

- Is it really planned to remove the shopping centre too? Park Hall needs some local shops and it would be terrific if this planning uncertainty was resolved by refusing such developments and getting the owners to invest in their properties and access routes. And, perhaps, reinstating the one-way system of yesteryear – to avoid the constant danger of a head-on collision. Random parking and random access are a difficult combination to make safe! Or to drive safely through!

- A significant extra demand for Nursery, Primary and Secondary schooling would be created. I believe that Park Hall School is already over-subscribed and if you need a demonstration of the absurdity of increasing its size, please drive along Park Hall Road, Springvale Avenue, Lake Avenue or Barry Road when Schools are coming out. Even at present levels, parking creates a hugely dangerous obstacle course for all.

- Significant extra resources would be needed for utilities – water; electricity; gas; sewerage. Already, we are promised brown-outs as successive Governments have failed to plan properly for electricity demands while, despite the rain, the country teeters always on water shortages and the inability to deal with sewage. Can the Council really guarantee that such developments will be sustainable – and will not detract from services elsewhere for current residents?

- Apart from a pub (will that survive the onslaught?), there are no Community facilities within Park Hall. Nothing! Not even a local library! Even the Community Centre has had to move out of Park Hall!

- There is plenty of evidence that suggests that, despite the meanderings of Grant Shapps, that green belts and green fields are beneficial on many levels – environmentally, ecologically, aesthetically - as well as improving the health of residents just because they are there. Why should we destroy what we have because central government has run out of ideas to improve the financial outlook and is desperately grabbing at any passing straw?

- Will the Council be correcting the deficiencies in Roads, Schools, Transport, Health Centres, while guaranteeing continuity of utility services, if it allows any development? Will it be able to do so? Or will we see long-term pain for a short-term gain (the latter for only a few?).

We might wonder why the Government is encouraging the destruction of our green belt. It can only be for one of two reasons. Neither, to my mind, has a sufficiently logical basis to lead to action at a local level.

Firstly, this might be a late, delayed and misguided attempt to “kick-start” the economy by encouraging capital projects. If so, let the builders start with the vast swathes of land that they already have in their portfolio around the country ... and then move on to the brown-field sites. The green belt should not be sacrificed for this purpose!

Secondly, it may well be that large population increases require more house building. If this is the case, a look at the numbers should recalibrate attitudes. The population of England is currently (2011) at 53, 012,456. Net immigration is supposedly 150,000 per annum. Excluding births, such an increase would require a minimum of one Birmingham to be built every six years! However, with natural growth and undetected immigration, the requirement will be greater, Should the population grow over the next 10 years as it did over the previous 10 (*ca* 7.88%) the population of England in 2021 would be some 57, 191, 438 people. This increase would require over four Birminghams to be constructed in 10 years – one every 2.5 years! Who could ever think that this was a possibility – especially when house building is at, at least, a 12-year low. And where could they be built? How could we satisfy the needs for Utilities? For Schools? For Hospitals? For Transport?

Moreover, England is already overcrowded. Below are the population density figures (in persons per square mile) of various industrial countries.

England	1,053
India	978
Japan	876

Germany	593
Italy	522
Wales	382
China	359
N. Ireland	339
Poland	319
France	251
Spain	242
Rumania	232
Scotland	175
Bulgaria	171
Ireland	140
USA	83
Russia	22

England is at the top (most crowded) and has a 77% higher population density than Germany; 320% higher than France; and 650% more than Ireland (Eire). Such expansion into a finite, small country cannot continue and any building on the green belt simply delays the day when the problems will need solutions not equivocation. Professor John Gray has stated that “politics is the art devising temporary remedies for recurring evils. It is a series of expedients, not a project for salvation”. Surely, it is now time to put this analysis to bed and produce some real solutions!

The proposals before the Council, to my mind, fail at the logical level, the practical level and the environmental level and, hence, they should be rejected.

Yours faithfully,

WJ Irwin

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: Mariam Salim [REDACTED]
Sent: 03 June 2013 22:21
To: LDF@walsall.gov.uk
Subject: Homes in green belt area

I would like to register our opposition to plans being put forward for building homes in green belt area such as stencils farm and calderfield golf club.

Mrs m ismail

[REDACTED]

From: Smith Mike (Strategic Planning)
Sent: 22 May 2013 13:21
To: Attwell Peter; Ball Neville; Brereton Michael; Blythe Charis; Harris Dawn; Stanczyszyn Matthew; Urquhart Sandy
Subject: FW: Shire Oak - SAD potential housing site
Categories: Yellow Category

Thanks.

Mike Smith
Regeneration Manager Planning Policy
Planning and Building Control
Regeneration Directorate
Walsall Council
Civic Centre, Darwall Street, Walsall WS1 1DG
Email: SmithME@Walsall.gov.uk
Tel: 01922 658024
Fax: 01922 652670
Website: www.walsall.gov.uk



Walsall Planning 2026: Have Your Say

Consultation 22/04/2013 to 03/06/2013

Find out more at www.walsall.gov.uk/planning



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From: Crossen Stuart
Sent: 22 May 2013 13:19
To: Smith Mike (Strategic Planning)
Subject: Shire Oak - SAD potential housing site

Good Afternoon,

I had a call put through to me this morning about the area of land near shire oak which is in the SAD document as potential for housing, she had a number of questions which I could not answer and was upset about potential parking problems from building here, waste disposal which might affect her lungs, and many other questions which probably cannot be answered at this early stage. I have taken her details and told her that someone with better knowledge of the document would call her back.

[REDACTED]

[REDACTED] Mrs Brenda Jarvis [REDACTED]

If there is anything else I can help with please let me know.

Many Thanks

Stuart Crossen
Planning Assistant
Development Management
Regeneration

Submit your planning application online: www.planningportal.gov.uk

Address: Walsall Council MBC, The Civic Centre, Darwall Street, WS1 1DG
Email: crossens@walsall.gov.uk
Telephone: 01922 652608
Fax: 01922 652670
www.walsall.gov.uk



Walsall Planning 2026: Have Your Say

Consultation 22/04/2013 to 03/06/2013

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REGENERATION
3 JUN 2013
RECEIVED



29. J. 2013, ID:1716
P KENDRICK

Dear Sir,

Planning 2026 - HAVE YOU 2 SAU.

I was most surprised to hear about the 2026 Planning forced, I understand, on the borough on the afternoon prior to the meeting in Aldridge.

I attended that meeting when the position of the planning procedures and reasoning behind the borough's need to present a detailed plan to government were excellently presented.

However, having read documentation made available at the meeting and spoken to the planning department I have concerns both, on a selfish basis for possible effects on my family home, and on many other matters throughout the borough.

I have looked at the response form and feel there are too many matters to consider and reply to by the 3rd June.

I have not therefore completed the lengthy response form at this time but as many other people feel the time limit is short

and outside normal expected time limits dictated by legislation will do so at a later date.

However, I would like on a very personal basis to lodge both my own and my wife's concern about releasing green belt next to our home in Bucknash Road for housing.

This proposal has not been disclosed on the internet with other or all other suggestions and the council opinion. However it is shown on the map as a possible housing development under reference CH55. Why has it not been shown under the list prepared following the 'call for site'?

In addition to releasing green belt, when there are still in everyone's opinion many brown sites still available in the borough, development of this proposed site together with possible development of the also suggested Stacells Farm site would cause absolute traffic chaos as the current infrastructure already struggles to but does not cope.

I will indeed complete the 'response form' if an extension of time is allowed, which I trust you will advise me of, but would be grateful if you would keep me informed of future matters that arise concerning this plan.

Yours faithfully

From: Khera [REDACTED]
Sent: 04 June 2013 11:45
To: LDF@walsall.gov.uk
Subject: STENCILS FARM

I am a resident of the area, living at [REDACTED]. My name is Mr. G. S Khera.

I've been living at this location since the year 2000, and one of the key reasons I purchased to property is to enjoy the beautiful view of the fields, and go for walks down the humble Aldridge road. I could have brought a house elsewhere in Walsall and paid a lot less than I did for my current home, but the reason I elected to choose her, is Greenbelt. I wanted to have that country side feel about where I lived; this was a view myself and my family were made up on.

STENCILS FARM is directly behind my home, literally a few feet from my home.

Recent news has come up about a proposal to build 2000 new homes on the Greenbelt. The mere thought of this is utterly disgraceful. Just hearing about the idea is absolutely disturbing. To have this beautiful site tarnished with 2000 homes will destroy the Greenbelt both literally and visual.

The key reason why this proposal must be completely destroyed is:

- * Mellish road will no longer be Mellish road, it will just simply become a road. It will loose all its worth and class
- * Property value will decline
- * Crime rate will rise - Vandalism, burglary, trespassing, disturbance of the peace
- * The beautiful wildlife will vanish with the development
- * The stunning variety of birds of prey will no longer take refuge in this area because of the homes
- * Unknown future complications with new tenants in the area - low in come housing have a high percentage generation of unpleasant citizens
- * Unnecessary destruction of land
- * An unbearable amount of noise when construction is underway.
- *Delays and issues with roads and cars on the road

There are plenty of other locations that can have homes built upon, why must it so specifically be Greenbelt?

I believe councillors are friends with Big Wood, which brings influence.

Regards
G. S Khera

From: Laurie, Colin [REDACTED]
Sent: 23 May 2013 11:15
To: LDF@walsall.gov.uk
Subject: RE: Planning Proposal Objection

I have been made aware of the proposals for developments on the green belt land around Shire Oak & Aldridge to build 3,200 new homes and a sand and gravel quarry. I have visited your website but have been unable to determine the proposal number(s) if allocated so cannot quote them in this e-mail.

As a resident of Aldridge for 15 years I am vehemently opposed to these developments as they will undermine the whole fabric of the area and take away the natural beauty of the environment.

The infrastructure of the area is clearly inadequate to cope with the additional people who will populate the new houses and it will very negatively impact the current residents in what is a very desirable area to live currently.

In respect of the sand and gravel quarry this will be a complete eyesore destroying beautiful green belt land as well as causing noise and traffic disruption in the area, I also understand that there is the possibility that this could be used for waste disposal in the future which would cause environmental issues in the longer term as well as extending the noise and traffic problems for many years.

The proposals are a great concern to me, they would scar the whole area which the residents, quite rightly, are proud of as it stands and would ruin the legacy for future generations in Aldridge and Shire Oak.

Can you please confirm how I register my formal strong objection to these proposals.

Regards,

Colin Laurie
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Brian Letts [REDACTED]
Sent: 05 June 2013 16:53
To: LDF@walsall.gov.uk
Subject: Site Allocation Document

Follow Up Flag: Follow up
Flag Status: Completed

I strongly object to the plans documented in the Walsall Site Allocation Document for the Paddock Ward. The grounds for this objection is as follows.

1. We have little or no facilities: No youth /community centre (this was located in Park Hall School), No medical centre, no library
2. A school which is already grossly over-subscribed, building more houses would create an even more of a problem with the intake and access in Park Hall road with children being delivered to school by additional cars.(if they can get a place due to children outside the ward taking up the allocation)

Could you please keep me updated with future developments as I have beltedly seen your plans.
Regards

Brian letts

--
Brian Letts

[REDACTED]

The information contained in this email is confidential & may be legally privileged. It is intended solely for the addressee. If this email is received in error, inform the sender immediately and do not copy, use its contents or disclose them to any unauthorised third party.

Contact Details**First Name Michael****Surname Lewis****Organisation / Company Name Resident****Address** [REDACTED]

[REDACTED]

[REDACTED]

Postcode [REDACTED]**Email Address** [REDACTED]**Phone Number**

Unique reference number You failed to notify us of this planning application and have only heard about this proposed development by word of mouth, even though this will directly affect us. We are extremely disappointed by this.

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	X	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	

Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
	<p>See Section 12</p>

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
	See Section 12

6. Open Space, Leisure and Community Facilities

This chapter covers land and facilities that support the health, education and well-being of communities. It includes urban open space, sport and recreation centres, education, training and healthcare facilities, and other community facilities. Many of these uses, especially those that take place in buildings, will be located in the town, district and local centres, or other places with good public transport, cycle or pedestrian links to the communities they serve.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. OS:Q2	Comments
	See Section 12

7. Environmental Network

This section covers features of both the natural and built environment that are essential for the well-being of both people and the economy, which enhance the quality of life, or are of historic importance. It includes water issues (flood risk, water provision and drainage, and canals), strategic open space sites for recreation, a network of nature conservation sites, and historic buildings and landscapes. It attempts to highlight where different approaches to the environment might be needed for different locations in the Borough.

Our aim is to ensure protection and enhancement of important existing environmental assets, particularly in locations near to significant new development, and also to seek to extend links between sites wherever possible to deliver a high quality environmental network across the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. ENV:Q11	Comments
	See Section 12

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
	<p>CFS18 - Middlemore Lane West, CFS29 & CFS30 - Bosty Lane, Aldridge and CFS46 - Land at Stencills Farm</p> <p>We are horrified to hear that you are considering building a monstrous housing estate on a beautiful piece of land, a section of 'green belt' that should be preserved and cherished not built over! There is so little open space left in Walsall now and we purchased our house primarily for its location, paying for that privilege.</p> <p>My wife and I have always worked from leaving full time education with the aim of being able to bring our two children up in a house such as the one we have now been living in for the last 6 years. At no point did we imagine that our council would consider building cheap mass housing, which we presume is to accommodate benefit recipients who we are sure will relish the idea of living in this more affluent part of Walsall without having to pay a penny, never mind the premium amount we paid! Our house would plummet in value and no longer be the ideal home we aspired to purchase.</p> <p>Regardless of the housing type and its occupants there is plenty of 'brown field' sites that you could redevelop, without ruining the 'green belt', I understand this is more costly for you but that should not be justification for you doing what you propose.</p> <p>Your planning department has recently rejected a cemetery not far from this proposed site for numerous reasons and yet you are proposing to do something unimaginable worse.</p>

	<p>The Mellish/Aldridge Road is the last and only main route out of Walsall that has green fields segregating Walsall from the next urban conurbation, the canal is used constantly used by walkers, cyclists and horse riders, including ourselves, when you walk along that stretch of canal you could be in the depths of the countryside, it is that peaceful and picturesque. I am positive that your plans would destroy this, it will end up be frequented by kids up to no good, a haven for fly tipping and the people that use it now would not wish to use it. Is not this proposal in absolute conflict with the council's challenge on a healthier community?</p> <p>These sites are nestled between two nature reserves which are home for a wealth of wildlife, which would be drastically affected by your plans.</p> <p>Due to your lack of consultation with us I do not feel able to fully express my views and I am quite sure that there a numerous other parties that like us were unaware of this proposed development. I feel that you should not only extend the consultation period but also extend your correspondence to all of those affected.</p>
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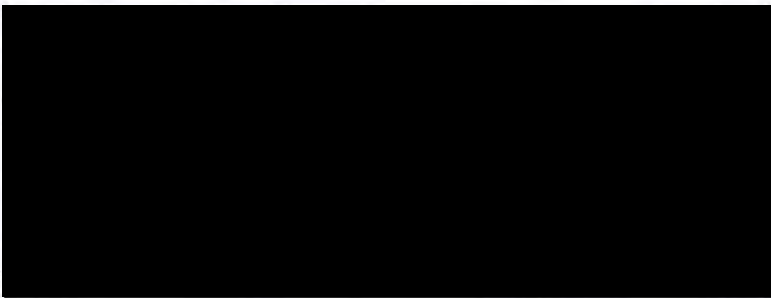
*

Contact Details

First Name *Heather Liddington*

Surname

Organisation / Company Name

Address


Postcode

Email Address


Phone Number

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input checked="" type="checkbox"/>	Local Authority	
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc	
Developer or Investor	<input type="checkbox"/>	Public agency / organisation	
Landowner	<input type="checkbox"/>	Statutory Consultee	
Planning Agent or Consultant	<input type="checkbox"/>	Charity	
Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	
Community or other Organisation	<input type="checkbox"/>		

Comments on Individual Sites

Site Name and address: Sandhills.

Site Reference Number: CH34

What response do you wish to make about this site?

How will you provide infrastructure for such a large housing development and the impact on road traffic on Lichfield Road & Shro Oak cross roads.

From: Michael Lovatt [REDACTED]
Sent: 31 May 2013 10:25
To: LDF@walsall.gov.uk
Subject: Housing Development Stencills Farm, Calderfields and neighbouring areas

Dear sirs,

I have been made aware of proposals to develop the land referred to above in line with Governmental policy and you will not need to be reminded that this has been an issue that has been proposed many times before and has been opposed and refused by the council for various reasons.

Development of this Greenbelt land has always been opposed, is not welcome, and any such future proposals will be robustly opposed by the local residents with the support of sympathetic local councillors.

I state now that I am strongly opposed to any such development of this Greenbelt land which helps to make Walsall what it is, and I urge Walsall council planning committee and any other departments involved to uphold the views of the local residents, and refuse any planning permissions and keep the precious Greenbelt.

Yours sincerely,
M.H.& S.A. Lovatt
[REDACTED]

From: H M [REDACTED]
Sent: 02 June 2013 16:01
To: LDF@walsall.gov.uk; Planning Services (PlanningServices@walsall.gov.uk)
Cc: [REDACTED]
Subject: FW: OBJECTION TO PROPOSED DEVELOPMENT ON GREEN BELT SITE CLADERFIELDS FARM - CH55

Dear Sirs

PROPOSED DEVELOPMENTS OF GREEN BELT SITES IN WALSALL

I write to raise my concerns in respect of proposed sites that have been suggested for development in Walsall (Walsall Site Allocation Document (SAD)) under the Walsall Town Centre Area Action Plan (AAP)2026 - Have Your say

I request that these representations be considered as due to not being aware of the consultation until a information leaflet was sent via a residents association. I have therefore not been able to complete the reply forms on the website.

In particular I am concerned about the possibility of development on green belt sites including Stencills Farm and Calderfields Golf Club.

My concerns are as follows:

There has not been sufficient consultation and publicity in respect of the proposed sites, residents directly affected by the sites have not had an opportunity to put forward their views, taking into consideration that the process is called "Have your say", the fact that people have not been able to have their say would make any decision by the Council on any of the sites being Ultra Vires and the Council being open to the possibility of legal challenge and Judicial Review of their decision if development were to proceed on any of the sites without consultation. Individuals have not been made aware of the sites or the consultation process, people therefore have not had the opportunity to have their "say".

The green belt sites of Calderfields Farm (Buchanan Road) and Stencills farm would result in inappropriate and over development of green belt as there is a sufficient demand for housing already in the area where the sites are proposed. There are more appropriate sites proposed which would be better suited for development.

In respect of the green belt site proposed on Buchanan Road:

The site sits adjacent to the Arboretum Park , development of the site would not be in keeping with the character of the area and would have adverse and a detrimental impact on the area, nature in the area and on the Arboretum, the Boroughs premier park. The area is currently surrounded by greenery including fields and part of the Arboretum which is predominantly green. The current residential accommodation also have large gardens all adding to the character of the area which has remained in its current character for approximately 50 years. Impact on the character and amenities in the area need to be considered.

Crime rates for the area are currently significantly low but are also likely to increase with development in the area.

There site attracts and has wildlife including species of birds not seen in other parts of Walsall, bats and other "rare" species of wild life

Development of the site would result in traffic concerns as routes out of Walsall on the Mellish and Aldridge Roads, Cameron, Argyle Road and Buchanan Avenue which are already clogged heavily during rush hour traffic and bottle necked, The bottle necking would become significantly worse on the Mellish Road and Buchanan Avenue backing up to Argyle Road .This is likely to cause safety issues for the members of the public and residents residing on the roads .

Access to the sites bearing in mind traffic concerns would become an issue for emergency services.

Development would create significant disruption with heavy plant and machinery using Buchanan Road for access, which in itself is one of the Boroughs most tranquil and premier roads, with Fours Seasons gardens being one of the Countries premiers gardens.

Development in green belt would set an dangerous precedent particularly when there are more appropriate brown field sites for such development.

I request that the the consultation period be extended, the green belt sites be considered to be in appropriate.

Yours faithfully

MR MOHAMMED MAJID

[REDACTED]
[REDACTED]
[REDACTED]

From: Tony Marshall [REDACTED]
Sent: 22 May 2013 17:59
To: LDF@walsall.gov.uk
Subject: Proposed building on Green Belt land in Aldridge

Dear Sirs,

With reference to the proposed plans build a number of homes in green belt land off Birch Lane Stonnall Lane as well as the opening of a sand extraction mine and waste disposal site I wish to lodge my objections to these plans.

I do not believe there is a need for such developments taking place especially in view of the disruption other extraction sites have had on the residents of the area living in and around Branton Hill. I believe we should be protecting green site areas and looking to regenerate other sites that may be available.

Also my fear is that should agreement be passed then it opens up other green sites for development when our infrastructure simply cannot stand and our current living environment will be completely spoilt.

Kind regards

Tony Marshall
Resident of Aldridge for 42 years

To: Mr. Mike Smith (Planning Policy Manager)

Dear Sir,

I have objected previously to developments in the Green Belt namely, the Wind Turbine at College Farm, Bosty Lane, and the Cemetery near the Dilke Public House on the Aldridge Road.

I wish to object to any housing developments which erode this above precious Country Park area. A Group has been recently set up, housed in the Civic Centre, whose remit is to further the health and wellbeing of the people of Walsall

There seems to me little point in housing people, and at the same time taking away this countryside environment which does so much to improve the quality of life of local residents.

Yours faithfully,

Alan C. Massey.

From: Tony Meehan [REDACTED]
Sent: 31 May 2013 17:59
To: LDF@walsall.gov.uk
Subject: Walsall 2026 Plan - Walsall Site Allocation Document (SAD)

Sir/Madam,

Re. Walsall 2026 Plan

We are writing with respect to proposals that have been put forward in order to secure inclusion in the Walsall 2026 Plan and, in due time, specific development approval from the Walsall Borough Council as a result of its current review of policy. This is meant to become a commitment for the next 15 year period. These proposals are MXP1 and WP1 for a sand and gravel extraction facility plus land fill and CH12 for house building.

As Walsall residents who will be directly and indirectly affected we object to these proposals and we wish to lodge our views with you and ask that they be duly and properly considered as part of the Council's consultation exercise. We were unable to attend the meeting that was held at the Cooper Jordan Primary School on 28th May.

Our objections extend also to the detrimental and enduring consequences that will be felt beyond our own lifetimes by future residents and Council tax payers at large in this part of Aldridge. In brief we ask the Council as The Planning Authority to reject these proposals as numbered and to refuse to incorporate them in the new Plan. We trust that the Planning Committee will uphold a long-term vision in exercising its responsibilities for the general public good that does not make concessions to short-term private advantage and commercial gain.

We set out below factors we ask the Planning Authority to weigh and endorse in acceptance of our objection.

1/ Compromise and Loss of the Green Girdle for Walsall Borough

At present the north east quarter of the Borough is protected by a band of green land where its boundary coincides with the Chester Road and the County of Staffordshire in an arc from Little Aston Road to the Lichfield Road at Shire Oak junction. To some extent that protection against urban sprawl and smaller commercial developments has already been diminished in the past in a number of ways by smaller developments. Accordingly, there is a need for the Council to adopt a decisive policy of resisting without compromise further encroachments into the green girdle.

Conspicuously the protective green band becomes thinner in depth against the Chester Road in its run from the Birch Lane junction to the Shire Oak traffic junction as a result of ribbon development approvals for housing and commerce in the past and other set-back approvals for extraction and land fill as well as for the Birch Lane Business Park, a small industrial estate, on Birch Lane/Stonnall Road.

Proposals MXP1, WP1 and CH12, if they were to be approved, will significantly reduce the thickness of the green protection where Birch Lane meets the Chester Road. Effectively the Council's position of environmental custodian will have been fatally compromised, as will any case logically to resist wider extension, at a future date, of sand and gravel extraction (plus follow-up land fill) at this location. It is important to remember in this respect that the Staffordshire Authority has allowed a large extraction facility in the nearby area on the other side of the Chester Road towards the Lichfield Road junction.

2/ Pollution and Environmental Degradation

Permission to proceed with an extraction facility larger than that which already exists off Birch Lane will give rise to dirt, dust, noise, disturbance, exhaust, fume and associated danger on what is a residential road, Stonnall Road, like that which has been experienced by the residents of Branton Hill Lane (off Little Aston Lane) that functions as the service access and exit for a quarrying facility. Such effects will be experienced over a very protracted period of time, not short term, once land-fill takes over from expended extraction.

Land fill can be expected in its turn to produce persistent stench and noise and disturbance like that experienced by residents in the vicinity of the Vigo Utopia quarry between Vigo Road and Coppice Lane.

We would look to the Council rather to secure that the landscape is restored to greenbelt conformity once the existing quarry/land fill facility off Birch Lane has ended its useful life, not foster and expand the present degradation.

3/ Traffic Increase and Worsening Road Safety

Currently Stonnall Road/ Birch Lane is used as a rat-run by private cars and commercial vehicles between the Chester Road and the village of Aldridge, taking them through a residential locality. The speed restriction at present applying, 30 mph, is not well observed. The proposed housing, 193 homes off Stonnall Road at Druid's Heath, will significantly increase vehicular use of Stonnall Road and diminish traffic safety for its residents.

At present a stretch of Birch Lane between the entrance to Druid's Heath Farm and the small industrial estate is narrow and curved where it comes to the brow of a rise. Motorists lack a good and adequate line of vision at this point, when approaching the brow. The width of the road on that stretch is not sufficient to allow two lorries to pass one another; it is tight for private cars. There is no footpath. Occasional pedestrians are at risk at this point. There are rising banks on either side. If the Council were to approve the land fill and residential proposals, it would be essential also for developers to be required to provide for the widening and straightening of Birch Lane over this length to conform with the road width and condition already established on Birch Lane from the Chester Road to give access to the Business Park and existing quarry site. The opening of a new quarry site, as proposed, will make the movement of large lorries along Stonnall Road and Birch Lane inevitable throughout its length upto Walsall Wood Road. This will give rise to heightened danger and detriment of other users.

The necessary improvement (as mentioned) of the restricted section of Birch Lane will however encourage greater vehicle speed. We note that Council policy elsewhere in the Borough is to reduce traffic speed in residential areas to 20 mph and to put in speed humps and other calming measures. We would ask the Council be consistent and not to act in contradiction of its good traffic policies for the sake of the proposers of CH12, MXP1 and WP1.

4/ Environmental Degradation and the Loss of Wild Life

At present the open land, farm land, between the Druid's Heath residential estate and the Chester Road is a haven for birds and small mammals thanks to the existing hedgerows and a small number of well-developed trees. The proposals submitted to the Council will require the grubbing-out of a lot of the hedgerows and felling of some of the large trees. As far as birds and animals are concerned, this will reduce habitat and food source and so produce a reduction in those creatures themselves overall.

Over the years we have observed a wide range of bird species on the adjoining land and in our garden – some such as wrens, sparrow hawks, kestrels and buzzards already under pressure. Recent scientific reports into British Bird populations have shown that even so-called common types such as starlings and hedge sparrows are now in decline. We ask the Council to do what it can to block further loss, consequent upon hostile planning proposals such as those that have been submitted to it.

At present the undulating land between Druid's Heath estate and the Chester Road provides noise insulation, particularly in the evenings, at weekends and at night time against traffic noise from the Chester Road. The proposals before the Council will reduce this insulation and protection for existing residents. At night the open land beyond the estate offers light insulation. The creation of more private roads and a housing estate on the farm land will bring light pollution, thanks to the necessary street lighting.

5/ Inadequate Sewerage Disposal System

We understand that the existing sewerage disposal system serving Malvern Drive, Clifton Avenue and adjoining streets on the Druid's Heath estate could not be extended to incorporate a housing estate as proposed in CH12 relying on gravity for its incorporation. A pumped system would have to be employed for the 193 homes proposed in order to get into the established system. This technical problem has, we learn, been encountered already by those who developed the small housing development on Link Side Way off Stonnall Road. The land proposed for the housing development is at a lower level again than Link Side Way and has a significant depression across its middle parallel with Clifton Avenue. This development problem is aggravated in the case of CH12.

6/ The Loss of Productive Agricultural Land

Currently almost all of the land parcels comprising the development proposals remain in active arable production, being used consistently over the years for a range of different crops. This is not marginal land. It is high grade agricultural land. We ask the Council not to encourage the removal of farm land from food production.

For many decades agricultural land in England has been taken out of food and livestock production in response to international business interests and the motivations of supermarkets. The Council has an opportunity here to show a commitment to the long-term interests of our native farming industry and to fostering a commonsense and visionary policy for the production of food in this country and Britain's food security. We ask the Council not to think of itself as an urban authority exclusively.

7/ Setting a Bad Precedent

The proposals as put before the Council will lock in a small parcel of farm land on Stonnall Road adjoining the back of Link Side Way, surrounding it with housing as proposed. This area would be too small in its dimensions and too isolated for modern mechanised crop production and on-going economical arable use. It is unlikely to serve as pasture or for smallholding production. This and what appears on the development map as a long finger of green land between the proposed new housing as proposed and Lazy Hill Road would become exposed to yet further housing development proposals after 2026, when the Council becomes required once again to review its policies and development plans by central government. The pressure on the Council would be to make further concessions. These two land parcels should not be allowed by the Council to become so prejudiced and exposed to financial exploitation in the future.

In conclusion, we wish to say we are grateful for the chance to make our views known as long-term residents of Walsall and to ask the Council, as the competent planning authority, to reject the proposals that have been put before it for inclusion in the Walsall 2026 Plan, namely MXP1, WP1 and CH12.

Yours faithfully,

Tony and Beryl Meehan

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

31st May 2013

From: [REDACTED]
Sent: 05 June 2013 10:51
To: LDF@walsall.gov.uk

I would like to respond to the call for sites submission CFS49- Land at Birch Lane.

I would like the following to taken into consideration.

I would like to know if full consideration has been given to the archaeological history of this site. Given that it sits between other sites of importance i.e Bourne Pool - Castlebank Plantation- Saxon finds on Chester Road edge of Stonnall.
ref 2009 Landscape survey Shenstone Prof John Hunt.
And of course the proximity to the site of the Staffordshire Hoard, Wall and the A 5.
I believe the topography of this site would suggest that before any plans to build are considered a full, detailed and extensive archaeological assessment needs to be carried out.

This site will flood without exception every time we have heavy rain fall.
It floods not only in the dip in the lane adjacent to where the proposal meets Birch Lane, adjacent to Birch farm but also in the corner of the larger identified field adjacent to Ledbury Close.

The Volume of traffic generated by houses on this site is not suitable to exit onto Stonnall Road, Birch Lane.
The lane has a bend just before the field highlighted and is an accident hot spot. (can be verified by the Police)

I believe the impact on the local wildlife would be considerable, The slope on the field is used every year by flocks of geese to roost overnight for a number of weeks.
They feed on the stubble left after harvesting and gather in ever larger numbers before finally migrating. Photographic evidence can be provided.
The topography of this field is the reason they gather here. It provides shelter from the North east winds and food from the harvest.
i would like a full evaluation carried out by a qualified and independent source to ascertain the full impact on this loss of habitat to both the geese and the local wildlife in general all year round.

Wendy Miles

Contact Details

ID: 1737

First Name *NICHOLAS MILLAN*

Surname

Organisation / Company Name *N/A*

Address
[Redacted]

Postcode [Redacted]

Email Address [Redacted]

Phone Number [Redacted]

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input checked="" type="checkbox"/>	Local Authority	
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc	
Developer or Investor	<input type="checkbox"/>	Public agency / organisation	
Landowner	<input type="checkbox"/>	Statutory Consultee	
Planning Agent or Consultant	<input type="checkbox"/>	Charity	
Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	
Community or other Organisation	<input type="checkbox"/>		

Comments on Individual Sites

Site Name and address: SANDHILLS (CH34)

Site Reference Number: CH34

What response do you wish to make about this site?

BUILDING ON THIS SITE WILL END
ANY POSSIBILITY OF RESERVING ANY
HOUSES IN THIS AREA - THE HOUSES
WERE BUILT FOR THE VIEW. WITH
THIS GONE, THE MEAT OF THE
AREA WILL SUFFER IMMENSELY.

From: [REDACTED]
Sent: 21 May 2013 16:30
To: LDF@walsall.gov.uk
Cc: [REDACTED]
Subject: 2026 Planning Proposals for Sandhills, Shire Oak

To whom it may concern:

I have learnt of today the proposal of Green belt development at this site. As I understand it is proposed to use this land for Housing builds and or industrial usages . I am sure most people would welcome new developments which will stimulate growth however I have strong objections to this particular proposal. This area is known for its wildlife and beauty and to destroy green belt land for an easy option for potential developers is in my opinion wrong. I would ask the Council member also to consider the effect this development would have on the bat population within the area if planning was agreed, I understand Bats are protected under Law. The increase in traffic on the highways also raises my concerns regarding the area at peak times and I do not believe the current roads could manage with this type of volume and would simply bring the area to a halt. I am of the opinion the council should concentrate their efforts on the development of Brown Belt land and take a responsible view over the protection of Green Belt and in turn force developer to act appropriately in their search for sites which require development, and not simply take the financial quick fix approach.

I would also like to raise my concerns around the increased volume on our local schools which I believe are nearing their capacity, by increasing a further 3,000 homes which I presume are to be used as small family home would have a detrimental effect and again have negative implications for the resident in the surrounding areas with traffic volume, parking issues, and a potential risk of increased anti social behaviours and crime. There are many factor that should be considered before any approvals are made, and I would welcome the opportunity in any talks that are to be arranged.

regards

David Miller

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

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



[REDACTED]

Contact Details

First Names, Mr Michel, Mrs Ann, and Miss Kathryn

Surname Moore

Organisation / Company Name N/A

Address [REDACTED]

Postcode [REDACTED]

Email Address

Phone Number [REDACTED]

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	x	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

HO:Q16

We are very strongly against any housing development in the existing Green Belt in Aldridge North and Walsall Wood. In particular we are opposed to any development at CH 12 – Shire Oak Home Farm Sandhills, and CH12 Birch Lane -Stonnall Road. Both sites are good productive arable land and should be retained as such as food security is an important issue with a growing population.

Green Belt land is important for amenity, visual quality and providing a good quality of life for our communities.

Housing development in the Green Belt would spoil the current visual amenity, and spoil good agricultural land for ever.

M:Q11	We are very strongly against any new Mineral extraction within the Green Belt. We object strongly to the proposal MXP 1 – Land near Aldridge Quarry. If allowed to go ahead would cause visual intrusion, noise, dust, increased heavy traffic and ruin good arable agricultural land.
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10. Transport

This chapter deals with land requirements for transport, namely safeguarding road and rail alignments and land for park and ride facilities.

From: Raymond Murray [REDACTED]
Sent: 03 June 2013 17:02
To: LDF@walsall.gov.uk
Subject: Green Belt/Open Space Development

Dear Sirs

We have only just been advised of the proposed development on most of the parkland and green belt in the Park Hall/South Walsall area. We have been told that there was information contained in our council tax bill, and having looked, there was something and it was pretty well hidden.

It now appears to be almost a fait accompli with very little time left to discuss the effect on the area. However, it seems obvious to us that much of the children's play areas and spaces for walking dogs etc could disappear.

As for any development on Skip Lane we would point out that this is a very narrow, twisting thoroughfare. It is often used as a 'rat run' between Sutton Road and Birmingham Road and any development, without a major road widening scheme, would be folly.

We would also point out that our local schools are already over subscribed and there are NO health care facilities in the immediate area.

We do need a green belt and some parkland and, therefore, there appears to be little or no room for building expansion in this area.

Yours sincerely

Helen & Ray Murray

[REDACTED]

Attwell Peter

From: [REDACTED]
Sent: 01 June 2013 15:40
To: LDF@walsall.gov.uk
Subject: Planning 2026 Building on Greenbelt

ID: 662

Categories: replied to by NB

Re; Green belt open space. Planning 2026

Sites ..Skip Ln/Woodfield Cl .. Skip Ln/Launceston ..Newquay Rd .. Woodend Park

Please register my objections to any proposed building on the above green belt land for the following reasons.

Substantial reduction of limited open spaces

Lack of sustainability

Few shops and services

Few public transport faculties

Inadequate existing road networks

roads unsuitable for redevelopment

Schools seriously over subscribed

No community amenities for youth or adult

No health centre relative to this area or indeed surrounding area

[REDACTED]

1873

Dr. P. M. Peddock

12-6-13

ID:1873

Dear Councillor Martin

Re proposed development in my area, I feel this would be completely inappropriate in this area. There would be increased traffic in roads which would be unable to cope with it. There are no Health Centres within easy distance and public transport is not very adequate. Extra school places would be needed, and I understand Park Hall School is already oversubscribed.

We have few enough green spaces around, + to build on what we have seems sad. There will be very little green area left between us and Barr Beacon and Streetly.

I would like to register my protest against this development.

Contact Details**First Name** Asha**Surname** Patel**Organisation / Company Name****Address**[REDACTED]
[REDACTED]**Postcode**

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	X	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. M:Q4	Comments
<p style="color: blue; margin: 0;">MXP 1 MP1 WP1</p>	<p>Mineral Extraction MXP1</p> <p>There will be dust and noise created from an extraction facility</p> <p>The Green Belt needs preserving in this area as the fields provide farming land for valuable crops which we do not have sufficient supply of home grown produce.</p> <p>The infrastructure will not cope with lorries and plant and dust will be across all the access roads</p> <p>Stonnall Road / Birch Road is a narrow road and several fatalities have occurred</p> <p>The village status of Aldridge will be destroyed because it is semi rural and retains green belt land.</p> <p>We have enjoyment of continuous view at rear for miles through Lichfield to Rugely due to the aspect which will be lost and any development will devalue the house which was specifically priced due to the view.</p> <p>We would require compensation to be paid for the loss of value and effect on us personally</p>

	<p>People specifically choose to live in rural area because that is their preference to live in peaceful quiet country side not for industry to be located there.</p> <p>The council states that they are to consider the protection of open spaces and sites, this development will lead to more and the whole open space will become semi urban without the facilities</p> <p>The core strategy supports protection of open sites in green belt and therefore this site needs to be protected as it is a natural area for birds, wildlife and the agricultural food chain</p>
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12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
Site CH12	<p>Birch Lane CH12</p> <p>The Green Belt needs preserving in this area as the fields provide farming land for valuable crops which we do not have sufficiency supply of home grown produce.</p> <p>The infrastructure will not cope with additional cars, traffic and population as the road is too narrow. There is no pavement at all on Stonnall Road nor lighting across the whole stretch.</p> <p>The access to and from the site is on a dangerous curve.</p> <p>There is no adequate public transport to and from Aldridge to Stonnall Road The schools are heavily oversubscribed and there are not enough places for the existing population</p> <p>Stonnall Road / Birch Road is a narrow road and several fatalities have occurred</p> <p>The village status of Aldridge will be destroyed because it is semi rural and retains green belt land. There are many brownfield sites desperate for development /other green sites not directly adjacent to properties</p> <p>We have enjoyment of continuous view at rear for miles through</p>

	<p>Lichfield to Rugely due to the aspect which will be lost and any development will devalue the house which was specifically priced due to the view. We would require compensation to be paid for the loss of value and effect on us personally</p> <p>People specifically choose to live in rural area because that is their preference, the area ceases to be rural when estates are developed The site will specifically encourage ribbon development which will destroy the aspect for many residents.</p> <p>The council states that they are to consider the protection of open spaces and sites, this development will lead to more and the whole open space will become semi urban without the facilities</p> <p>The core strategy does not envisage development in green belt and therefore this site needs to be protected as it is a natural area for birds, wildlife and the agricultural food chain</p>
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Any other comments...

Regarding consultation, there was a public meeting on 28 May in Aldridge where planning officers said the mineral extraction was a separate debate. Please let us know when these debates will be had and where.

Thank you

Contact Details**First Name** Kanti**Surname** Patel**Organisation / Company Name****Address**[REDACTED]
[REDACTED]**Postcode**

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

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Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. M:Q4	Comments
<p style="color: blue; margin: 0;">MXP 1 MP1 WP1</p>	<p>Mineral Extraction MXP1</p> <p>There will be dust and noise created from an extraction facility</p> <p>The Green Belt needs preserving in this area as the fields provide farming land for valuable crops which we do not have sufficient supply of home grown produce.</p> <p>The infrastructure will not cope with lorries and plant and dust will be across all the access roads</p> <p>Stonnall Road / Birch Road is a narrow road and several fatalities have occurred</p> <p>The village status of Aldridge will be destroyed because it is semi rural and retains green belt land.</p> <p>We have enjoyment of continuous view at rear for miles through Lichfield to Rugely due to the aspect which will be lost and any development will devalue the house which was specifically priced due to the view.</p> <p>We would require compensation to be paid for the loss of value and effect on us personally</p>

	<p>People specifically choose to live in rural area because that is their preference to live in peaceful quiet country side not for industry to be located there.</p> <p>The council states that they are to consider the protection of open spaces and sites, this development will lead to more and the whole open space will become semi urban without the facilities</p> <p>The core strategy supports protection of open sites in green belt and therefore this site needs to be protected as it is a natural area for birds, wildlife and the agricultural food chain</p>
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12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
Site CH12	<p>Birch Lane CH12</p> <p>The Green Belt needs preserving in this area as the fields provide farming land for valuable crops which we do not have sufficiency supply of home grown produce.</p> <p>The infrastructure will not cope with additional cars, traffic and population as the road is too narrow. There is no pavement at all on Stonnall Road nor lighting across the whole stretch.</p> <p>The access to and from the site is on a dangerous curve.</p> <p>There is no adequate public transport to and from Aldridge to Stonnall Road The schools are heavily oversubscribed and there are not enough places for the existing population</p> <p>Stonnall Road / Birch Road is a narrow road and several fatalities have occurred</p> <p>The village status of Aldridge will be destroyed because it is semi rural and retains green belt land. There are many brownfield sites desperate for development /other green sites not directly adjacent to properties</p> <p>We have enjoyment of continuous view at rear for miles through</p>

	<p>Lichfield to Rugely due to the aspect which will be lost and any development will devalue the house which was specifically priced due to the view. We would require compensation to be paid for the loss of value and effect on us personally</p> <p>People specifically choose to live in rural area because that is their preference, the area ceases to be rural when estates are developed The site will specifically encourage ribbon development which will destroy the aspect for many residents.</p> <p>The council states that they are to consider the protection of open spaces and sites, this development will lead to more and the whole open space will become semi urban without the facilities</p> <p>The core strategy does not envisage development in green belt and therefore this site needs to be protected as it is a natural area for birds, wildlife and the agricultural food chain</p>
--	---

Any other comments...

Regarding consultation, there was a public meeting on 28 May in Aldridge where planning officers said the mineral extraction was a separate debate. Please let us know when these debates will be had and where.

Thank you

ID:1764

To: idf@walsall.gov.uk,
cc:
Date: 13:47:03 Today
Subject: Planning 2026 - 200 homes

Good afternoon!

I cannot believe that Walsall council are considering selling off our greenbelt and heritage to developers for building homes.

We have precious little green belt as it is. It will spoil both the lives of Walsall residents who like somewhere to escape at weekend, not to mention the look of the borough.

There are so many empty properties around the borough which need to be filled, let alone the amount of inner-city land which needs to be tidied up. New homes would be much better built where they are needed, not where it will ruin the well being of so many people.

Shame on the council if the proposal is accepted and shame on the Government for selling our heritage off to the highest bidder.

Regards,
Val Peach

ID: 1819

Response: JUNE 3 13

Contact Details

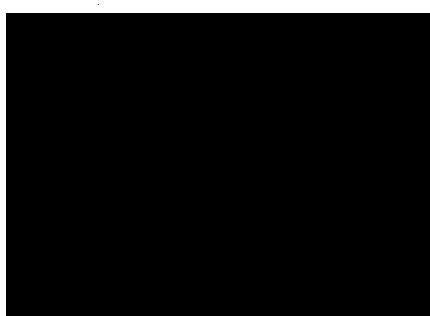
First Name BOBA

Surname PINSON

Organisation / Company Name

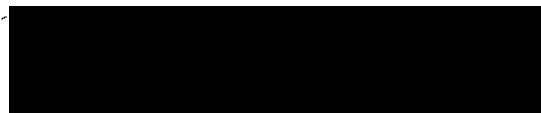


Address



Postcode

Email Address



Phone Number

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input checked="" type="checkbox"/>	Local Authority	
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc	
Developer or Investor	<input type="checkbox"/>	Public agency / organisation	
Landowner	<input type="checkbox"/>	Statutory Consultee	
Planning Agent or Consultant	<input type="checkbox"/>	Charity	
Land & Property Agent or Surveyor	<input checked="" type="checkbox"/>	Other (please specify in space below)	
Community or other Organisation	<input type="checkbox"/>		

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. INT:Q1 or AW:Q3	Comments
	<p>Strongly object to <u>principle</u> and sheer <u>volume/scale</u> of <u>proposals</u> to <u>consider</u> <u>diminution</u> of <u>green belt</u>. contrary side to residential or similar use</p>

Comments on Individual Sites

Site Name and address:

Site Reference Number:

What response do you wish to make about this site?

WISH TO OBJECT TO VIRTUALLY ALL PROPOSALS
TO ALLOW CHANGES OF GREEN BELT DESIGNATION
TO ALTERNATIVE USES PARTICULARLY WHEN SO MANY/
MUCH ALTERNATIVE BROWNFIELD SITES AVAILABLE

my/ our (partner Brenda Howis and) main objection
is to the sheer size and volume of the main
proposals of huge development each possibly
of 2000 houses on each of the 3 or 4
largest tracts of green belt

particularly many against for the
unmet impact what this would have on
existing, hard pressed, over subscribed
and in many cases already failing
services while borough is Health/
Education / transport / etc. etc. ...

From: Andrew Pitt [REDACTED]
Sent: 30 May 2013 14:19
To: LDF@walsall.gov.uk
Subject: 2026 plan

Categories: replied to by NB

From your SAD report :-

"We need to reverse the trend that has occurred for many years of residents, especially those with higher incomes, moving out to more rural areas. Retaining the spending power of these residents in the borough will improve the prosperity of the area. However, in order to encourage residents to move into and stay in the borough we need to increase the supply of aspirational housing."

By trashing the greenbelt you are likely to accelerate such flight. Turning the borough into an undefined, unending sprawl will encourage such people to leave.

Your plan proposes folding Aldridge into Walsall by developing the Aldridge Road, one reason people like nearby or rural areas is because they have designated protected spaces. I doubt any developer would try his luck trying to plonk houses in Sutton Park, even if greenfield is far more profitable.

Andrew Pitt.
[REDACTED]

ID: 1736

Contact Details

First Name STEVE

Surname PHILLIPS

Organisation / Company Name

Address

Postcode

Email Address

Phone Number

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	X	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

Comments on Individual Sites

Site Name and address: MP1 WP1

Site Reference Number: CH12.

What response do you wish to make about this site?

ACCESS FROM STONNALL ROAD ?

+ NOISE + ACCESS @ THE QUARRY SITE

Contact Details**First Name** William**Surname** Potter**Organisation / Company Name****Address** [REDACTED]
[REDACTED]
[REDACTED]**Postcode** [REDACTED]**Email Address** [REDACTED]**Phone Number****Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	x	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	

Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

1. Introduction and 2. About Walsall and Policy Context

Chapter 1 introduces the Site Allocation Document Issues and Options by setting out why we are producing this plan; in other words, the purpose and objectives of the document. It also provides some guidance on the structure of the document and how the plan will be consulted on. Chapter 2 describes facts about Walsall as it is today and how it is expected to change up to 2026. It explains about the Sustainability Appraisal of the plan, which you can also comment on. It also includes a summary of the existing planning policy context at a national, regional and local level, including the vision set out in the Black Country Core Strategy.

What do you think?

(Please state all question numbers when answering any of the questions)

INT:Q1

Please could you clarify whether the key objectives are shown in a ranked order, or not.
If that is the case, it would seem that Point No1 'Industry 'should be allocated the 'best' locations – is this correct? Secondly, how do you quantify the 'best' location? To use such an adjective in any of the objectives should be considered carefully and if there is any preference, the needs of the Community, its life and its aspirations should be to the forefront.

Point No2. 'Local Employment' Why shouldn't there be some mention of attracting new companies to Walsall, in particular through the Enterprise zones or the Gigaport. The existing local companies are very unlikely to have the capacity to be able to expand and to occupy the vast swathes of brownfield land set aside for industrial development in the town. Attracting new employment must be a priority otherwise the derelict land in the town centre and along the M6 corridor will continue to blight the image of the town in the eyes of all who pass by everyday.

An opportunity exists to market the town for its accessibility to the motorway and rail network, instead of constantly bemoaning the congestion issues. Nearby cities such as Wolverhampton are attempting to gain further employment opportunities from its i54 site but Walsall is much closer to the nucleus of the transport network and should be in a much stronger position.

Point No3 'Development of new housing' there is no mention here that areas of open space and green belt land might be allocated for new housing as shown on the 'Changes' document. If it is to be used, then say so.

Point No6 To protect and enhance Natural and Built Environmental assets – Surely this overriding objective cannot be stated because in the detail of the SAD there are 'Choices' which actually destroy the natural assets.

Point No7 Again, the use of 'First' class is inappropriate because it is unrealistic to be able to deliver such a service before 2026 which compares with UK and World cities which already have 'excellent' transport networks, having spent multi – millions on their resources. Better to state that the transport service should respond to the needs of the community and aim to be excellent in its delivery.

AW Q1

Open Space, Leisure and Community Facilities – will open spaces be protected only when there is a local need for sport, recreation and local amenity value?

How will this be judged?

Surely the value of the Green Belt land to Walsall must be recognised here. Not all urban settlements have such a valuable asset within their boundaries.

'To provide facilities for communities' – the document mentions faith groups but does not mention the provision of cemetery services which may impact on Open Space land.

Whether it be on 'Transport' or the 'Environment' there is a need to liaise with Birmingham airport and its on-going expansion plans to increase capacity and to handle large jet aircraft. At present there is a 2000 feet ceiling on the flight path into the airport over Barr Beacon – will this be monitored for noise and emissions over the borough?

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO Q1	<p>The three housing options rely solely on data provided by the Black Country Core Strategy. It estimates that 11,973 more new homes need to be provided between 2006 and 2026. However, it is only an estimate and all the options are based on this sole source. It would be helpful if the actual data was provided for;-</p> <ol style="list-style-type: none"> 1.The number of residents who are currently on the waiting list for local authority housing. 2. The number of vacant properties (local authority and privately owned in the borough). 3. The actual birth rates for the years from 1990 onwards – including the data from the 2011 census which L.A.'s can access. 4.The population/housing density recommendations from the Department of the Environment. 5. The actual number of residents who left the borough as stated in the SAD. <p>To say that 'We think that we need to identify sites for a further 2700 homes' does not exude confidence. Is this a reflection of an increase in the birth rate, an increase in the number of people living separate lives, an increase in the number of internal migrants from the South East of England, an increase in the number of international migrants, an increase in professional/managerial employees or another factor(s)? Only with this data can the type of housing be prescribed and the services allocated to the potential need.</p> <p>We already know the socio-economic status of the majority of the borough's residents, so is the housing need coming from this group? Is the need from the 18-30 age group or another? Therefore is the main need for 'Affordable' housing or for Over 55's retirement dwellings or another category? Such information could then inform the acceptable housing densities for each category?</p>
HO Q5	<p>The area of Open Space to the south of St. Margaret's church in Great Barr and to the east of the Holiday Inn has little public access to it and it is virtually inaccessible from nearby housing developments. Has there been any development interest in the site?</p>

<p>HO Q10</p>	<p>I do not support the CH32 Hardwick Road Proposal to construct 378 homes on 10.8145 ha i.e. 34.95 homes per ha. This proposal would create a corridor of housing from the Chester Road at the Hardwick Arms PH to the Bourne Vale entrance road. In effect, with the roadside properties to the west of the entrance, it would be housing development from the Chester Road to the Veseyans Rugby club site, almost ¾ mile. Already planning permission is being sought, and given, on the linear housing development to the south of the Hardwick Road continuing the corridor to the Streetly cemetery which has already been expanded. This would be an infringement of the Green Belt and it would create a corridor, in fact a barrier, through this exceptional area, contrary to the SAD's objective No6 'To protect and enhance existing natural and built assets of national and local importance in Walsall'</p> <p>The proposal totally contradicts the objective.</p> <p>Planning permission has already been given for housing development on the site of the former builders/vehicle storage facility adjacent to Barr Common and Erdington Road despite my written objection. Thus the corridor would almost be complete from the Chester Road to the Longwood Gap conservation area.</p> <p>The proposal gives no indication about the type of housing to be constructed, bearing in mind the housing density proposed. Nor does it give any indication of the services which maybe required to support these houses. The nearest primary school would be Blackwood School which is some distance away.</p> <p>In the vale, from the Barr Beacon ridge it would present itself as being visually unattractive. The land is productive agricultural arable farmland and is intensively managed.</p>
<p>HO Q15</p>	<p>The three options given do not seem to give opportunities for any hybridisation. Industries do not generally need the vast floorspace of previous years. If the borough gives planning permission for low labour warehouse developments to occupy the industrial land, it would be a poor choice for the community as a whole. The former industrial sites might not be 'where people want to live' but some measure of reality should be expected. New industrial units can be designed in an attractive style and the adjacent housing would reduce commuting times. The borough has been trying for many years to attract developers to its M6 corridor vacant sites with little success and possibly needs to develop a more integrated housing/industrial use of the area to raise its area status. Schools and services have already been uprated in that area – Alumwell, Wood Green, Joseph Leckie, Stuart Bathurst all in the secondary sector.</p> <p>It would seem that this first option is trying to ring-fence all the former industrial land – for what purpose? Employees have to be more flexible in their choice of employment location. If they have to use the M6 to reach i54 then they are living close to their transport link. If they work at Birmingham airport it is still only a 20minute journey. The council will be receiving far more Council tax from high density residential properties than from industrial use.</p> <p>It is likely that new high tech industries will congregate around the outer</p>

HO Q15	<p>circle/fringe of conurbations and the commuting journeys will be in the opposite direction i.e. note the effect of the M25 on London's industry.</p> <p>I object to the phrasing and implication of this question. We were provided with three alternatives and this question only gives a 4th option of utilising more land from the Green Belt in the event of a housing need.</p> <p>Surely we should have been provided with the alternative to create more housing on land assigned, maybe ring fenced, for industrial use. In effect the consultation has been compromised and 'the valuable assets of local and national importance' put at risk.</p> <p>If another alternative is to utilise higher density housing, I refer back to my earlier enquiry about the densities of housing which are applicable to each particular housing type of which I don't possess the relevant information.</p>
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4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
IN:Q1	<p>Option 1. The document states that there is only three years left of supply of land for industrial use. I wish that I shared your confidence. There are huge swathes of derelict land adjacent to the M6 which have been unoccupied for several years i.e. James Bridge copper works, land near Alumwell School, land near to the Gas holders in Pleck, land near the Bescot railway junction, land near the aqueduct on Bentley Way. Similarly, there are large areas adjacent to the Walsall canal virtually in the town centre which are unused – beyond the Coop Travel shop. Also along the ring road opposite Tesco. Darlaston is littered with derelict sites.</p> <p>Remember that erecting huge warehouses or Multiplex cinemas doesn't create many jobs.</p> <p>Option 2. There must be daily opportunities to reclassify or to reconfigure local plans to incorporate industrial expansion opportunities. Walsall was a town built with a juxta position of housing and industry and unless there is a wholesale clearance of housing and industry deemed unfit for purpose then such opportunities should be used.</p> <p>Option 3. This is a matter for the local planners.</p> <p>Option 4. 'We need to make sure that we do not undermine the green belt, for example by causing communities to merge with each other' – with reference to my earlier point about creating a housing corridor between the Hardwick Arms PH and the Veseyan rugby club I can only suggest that there is some common ground found between the Housing and Industrial planners.</p>

6. Open Space, Leisure and Community Facilities

This chapter covers land and facilities that support the health, education and well-being of communities. It includes urban open space, sport and recreation centres, education, training and healthcare facilities, and other community facilities. Many of these uses, especially those that take place in buildings, will be located in the town, district and local centres, or other places with good public transport, cycle or pedestrian links to the communities they serve.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. OS:Q2	Comments
EH Q1	<p>The document states that the number of children is not rising but that there is a demand for school places. It is unclear why this is the case and is consulting with education officers.</p> <p>My question is why isn't this information known? Schools have to keep accurate attendance records and births are recorded. It shouldn't take too long to calculate the short and the long term population trends.</p> <p>This seems to be linked to the earlier question re Housing. Who does know the precise facts about the population? We had a census in 2011 and there is only two years extra data to add. It would seem that some possible guesswork has taken place by the Black Country Core Strategy group and that Walsall has become reliant on that data.</p> <p>Again the document states that 'the number of elderly residents is expected to increase considerably'. Again, this data can be seen from the census and a prediction of life expectancy can be given for specific age groups. I cannot see why some basic population tracking method is not being used to give more accurate predictions – 'increase considerably' is not good enough – 100%, 500% ?</p>
EH Q3	<p>If there are to be a significant number of new homes in the borough then education and/or health care provision will have to rise. Until we know what type of housing will be constructed in the specific Choice Sites, it will be very difficult to allocate the relevant resources to each area. For example if each of the 378 homes on the Hardwick Road site were to be used for Over 55's then the local health clinic would certainly need more resources but if it was housing for First Buyers then the local primary school might need more classes.</p>

Any other comments...

I don't think that enough publicity has been given to this consultation document and I only found out about it recently. Therefore I have included my views on Items 1 to 6 but would need more time to study the Minerals, Waste and Transport sections. I look forward to the next round of consultations when I will try to add my comments to the remaining sections.

Thank you

Bill Potter

From: [REDACTED]
To: idf@walsall.gov.uk
Subject: Butts and Hatherton planning permission
Date: Mon, 3 Jun 2013 15:56:06 +0000

Hi. I'm a resident on Mellish Road.

A couple of things please regarding the recent proposal for houseing on Stencils Farm and Calderfields Golf Club

1-I only received notification last week. Do you know why this did not happen earlier?

2-The newsletter (also received last week), does not have the planning reference number on it. Therefore, i i went to provide comments via the internet, i was unable to find the relevant application.

Both of the above points seem to leave me at a disadvantage, and it seems now that my voice wont be registered/heard.

Any advice on how to put my objection to the proposal forward?

Regards
Mr. Rana
Mellish Road

From: [REDACTED]
Sent: 30 May 2013 23:36
To: LDF@walsall.gov.uk
Subject: Re; Green Belt/Open Space - Skip Lane by Woodfield Close, Skip Lane rear of Launceston Road up to Three Crowns School. Newquay Road, Woodend Open Space football pitch by Woodend Park

Dear Rose Martin

I write with reference to your "Dear Resident" letter dated 28th May 2013 Re; Green Belt/Open Space - Skip Lane by Woodfield Close, Skip Lane rear of Launceston Road up to Three Crowns School. Newquay Road, Woodend Open Space football pitch by Woodend Park.

I write to oppose the proposal for development of the above sites for a number of reasons:

1. Increased traffic congestion to the estate, especially Skip Lane which is increasingly being used as a short cut between Sutton Road and Birmingham Road leading to increased congestion when drivers are trying to leave the estate and join the main roads
2. Increased traffic will bring health and safety issues as Skip Lane, Park Road and Park Hall Road are used by the local Horse Riding School to train and exercise the horses.
3. The attraction and the label of a "well sought after area" is because of the Green Belt and Open Space - if this is lost then the area will be no more sought after than any other housing estate. All current residents have paid a premium for their current properties due to this very attractive location - which will be lost if the development goes ahead
4. There is no surgery or medical centre on the estate. I had difficulty in finding a local surgery with available spaces when I moved here over 10 years ago and had to keep travelling back to my old GP in Wolverhampton for 2 years before a space became available - this issue will only be emphasised even more if this development goes ahead.
5. Likewise to the above, the local schools are very popular and over subscribed, again I had difficulty when I moved to the area, I was on the waiting lists for over 3 years before my children were given a space at a local school.
6. To build on the Woodend Open Space football pitch would give the youth no open space and this would lead to them loitering around the shops instead.
7. The picturesque character of the area will be destroyed forever.
8. There are a number of long standing residents in this area, many of whom are the original owners of their properties, they have pride in their surroundings and have helped maintain the standard of the residential area, ensuring that gardens and surrounding areas are well kept - setting a precedence for new residents to follow. Many have also helped preserve the Green Belt and Open Spaces, including the natural habitat for the local wildlife.
9. All of the above will result in a devaluation of the area and indeed our properties - would current residents be compensated for this if the development goes ahead?
10. I would like to be kept informed and updated on this proposal as I sought this area for its green belt and open spaces, if this is to be lost then I would regrettably have to consider moving before the development commences, to be in a position to obtain the best price for my property.

I do not feel that this development is sustainable without further investment in schools, medical facilities and community amenities.

Regards

Mr R Rattu
[REDACTED]

10 1838

31.5.13

ID:1838

To,
The Planning Dept,
Walsall Council,
Darwall Street,
Walsall.

Dear Sir,

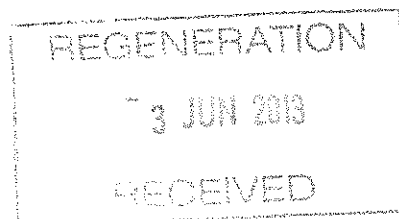
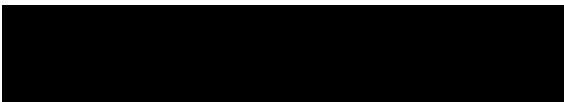
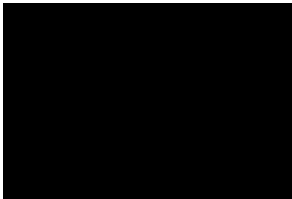
I am objecting to the proposed building of new homes at Sneyd Farm and Walsall calderfield golf club sites.

The Green field site whatever is left around us will be destroyed.

Yours sincerely,

Dr K.C.Ray.

Mrs R.Ray



Brereton Michael

From: Blythe Charis
Sent: 29 July 2013 09:29
To: Brereton Michael
Subject: FW: Buchanan Road Field

Charis Blythe

Senior Planning Policy Officer
Planning and Building Control
Regeneration Directorate
Walsall Council
Civic Centre, Darwall Street, Walsall WS1 1DG
Email: blythec@Walsall.gov.uk
Tel: 01922 658023
Website: www.walsall.gov.uk

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From: Lisa Read [mailto:]
Sent: 29 July 2013 09:25
To: LDF@walsall.gov.uk
Subject: Fw: Buchanan Road Field

Hello

Please see attached sent originally to ldf@walsall.gov.uk as shown on original flyer issued by residents association, which I now find was a printing error. Please register us on your system.

Kind Regards

Mr Mrs P.L Read

----- Forwarded Message -----

From: Lisa Read [mailto:]
To: "ldf@walsall.gov.uk" <ldf@walsall.gov.uk>

Sent: Saturday, 27 July 2013, 14:57
Subject: Fw: Buchanan Road Field

Please see attached email which I sent on 2nd June, our neighbours have received a reply to the email that they sent, but we have not received any response. Please can you check you have included us.

Kind Regards

Mrs L Read



----- Forwarded Message -----

From: Lisa Read [redacted]
To: "idf@walsall.gov.uk" <idf@walsall.gov.uk>
Sent: Sunday, 2 June 2013, 20:05
Subject: Buchanan Road Field

Dear Sirs

We have heard that the field at the end of Buchanan Road is earmarked for housing.

If this is so we wish to object to this proposal.

The issue has been raised before and each time it has been pointed out that the drainage in the area is not sufficient. Also, the volume of traffic that more houses would bring onto the already congested roads into Walsall town centre each day. There is also the loss of wild life to the area as its adjacent to the park where many birds and maybe bats have there homes.

Buchanan Road itself is busy, as people park in the road when they want to use the park from the Buchanan Road entrance. Indeed the many events held in the park that attract people to the area along with the children's play area adjacent to the Buchanan Road entrance, all mean that people who come to the park via this entrance park in Buchanan Road.

The exit at the start of Buchanan Road merges with Argyle Road and Buchanan Avenue, is also busy to traffic. Cameron Road onto Argyle Road is already used as "rat run" for traffic coming up the Aldridge Road, trying to avoid the volume of traffic in Mellish Road, as people travel to and from work each day. The Mellish Road Island is always congested as well as its the main road into Walsall from this area.

At the top of Buchanan Avenue on both sides of the road, it is always busy with parked cars during the day, (apparently I am told these are council workers who clog up the side streets since the new housing building has been opened in Hatherton Street/Teddesley Street area)

To have even more traffic (if houses were built on the field) driving down Buchanan Road into Buchanan Avenue and continuing up Buchanan Avenue to the top to reach the Mellish Road island, would cause chaos on roads already busy with heavy traffic.

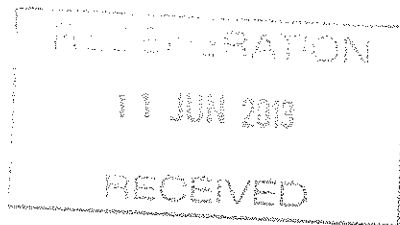
Therefore we would object to any proposal to use the Buchanan Road field for housing.

Yours sincerely

Mrs P Read

Mr Mrs P Read





ID:1860

7th June, 2013.

Walsall Town Hall.
Walsall,
WS1

Dear Sirs,

Re: 5.0 Aldridge North and Walsall Wood Ward Map.
Proposed Use of Green Belt - CH66 and CH34.

I find myself again having to strongly object to the use of Green Belt land for the purpose of building houses, industry and offices.

We have already lost two plots of land opposite our house in Green Lane, with the remaining plot opposite the Black Cock at present being cleared for more house building. It remains to be seen what will happen if another road comes out so near to the Black Cock Bridge. We have had traffic calming measures but this does not seem to alleviate some motorists speeding over the bridge and down the lane.

A few years ago, we had to fight off an attempt to use the green belt land at the rear of our house for housing and warehouses. This land was to be left as buffer land between Shelfield and Walsall Wood - as stated in the Unitarian Plans for the area of Aldridge, Walsall Wood, Shelfield and Brownhills. If we lose these small areas of Green Belt, it will mean a continuous urban sprawl from Walsall to Shireoak and beyond. If the Sandhills at Shireoak are used for building, this will also encroach on land towards Lichfield.

I also object to more industry/offices being built among housing when there are numerous factories and offices empty on the Maybrook Estate, Aldridge and Walsall Town Centre. Why can't these be built on previous derelict factory sites, surely less would be less expensive than building on lovely green belt countryside, where there is no infrastructure, quite often no suitable access to transport or shops.

Also the land at the rear of the houses opposite our house in Green Lane, at present grazing land, resembles a lake after three days of rain and the Green Belt land at the rear of our house shows areas of reeds suggesting that this is also damp. I believe that this land is also in the scientific interest area.

There is also the impact on the environment and wildlife to consider - we have a wide variety of birds around our garden, including sparrows, tits, jays, magpies, ~~hens~~, doves, wood pigeons, crows/ravens, woodpecker, sparrow hawk, pheasants and robins, as well as squirrels, foxes, bats, frogs and toads. There is already a lack of butterflies and bees due to the erosion of their natural habitat.

Cont...

I don't object to the building of houses, especially as people are having to move for having a bedroom they supposedly don't need! - after all, this brings work to a lot of trades, but it doesn't warrant the use of Green Belt land. This is our country's heritage for future generations - once it has gone, it cannot be replaced!

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

Mrs. G. Rigby.

REGENERATION

20 JUN 2013

RECEIVED

Comments on Individual Sites

ID: 1920

Site Name and address:

SKIP LANE REAR OF LAUNCESTON
ROAD UP TO THREE CROWNS
SCHOOL, NEWQUAY ROAD WOODEN
OPEN SPACE FOOTBALL PITCH
BY WOODEND PARK

Site Reference Number:

What response do you wish to make about this site?

Before I give details of our grounds of objection please note that the letter from Councillor Rose Martin and dated 20th May 2013, which you have a copy in your file, was only received by us on Sunday 2nd June 2013.

The grounds of our objections to the proposed development are as follows:-

- ① If houses are built on the Green Space in Newquay Road not only will this lead to the loss of the Green Space but also the proposed new houses will be unnecessary as there are always quite a lot of houses for sale at any one time on the Park Hall Estate.
- ② If Newquay Road is opened to allow the occupiers of the proposed new houses to come through the Park Hall Estate, the existing roads on the Estate are already narrow and congested with parked cars and there is only one narrow entrance and exit to Park Hall Estate at the junction of Park Hall Road and Hawthorn Road. If instead it is intended that the proposed new houses at the top end of Newquay Road are to have access into Skip Lane it should be pointed out that Skip Lane is a dangerously narrow and twisting lane.

Contact Details

First Name **GEORGE**

Surname **RILEY**

Organisation / Company Name

Address

Postcode

Email Address

Phone Number

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input checked="" type="checkbox"/>	Local Authority	
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc	
Developer or Investor	<input type="checkbox"/>	Public agency / organisation	
Landowner	<input type="checkbox"/>	Statutory Consultee	
Planning Agent or Consultant	<input type="checkbox"/>	Charity	
Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	
Community or other Organisation	<input type="checkbox"/>		

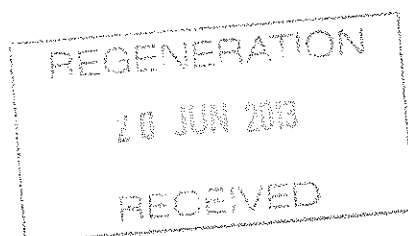
Comments on Individual Sites

Site Name and address: SKIP LANE REAR OF LANUNCESTON ROAD UP TO THREE CROWNS SCHOOL, NEWQUAY ROAD, WOODEND

Site Reference Number: OPEN SPACE FOOTBALL PITCH BY WOODEND PARK

What response do you wish to make about this site?

- ③ If Newquay Road is opened into Slayi's lane and Newquay Road becomes a through road, this will mean that when serious crimes are committed on Park Hall Estate, for example, burglary and car theft, the criminals will have easy access to Slayi's lane to make their getaway.
- ④ The loss of the Green Space in Newquay Road will result in youths playing football on the roads of Park Hall Estate.
- ⑤ There is no Health Centre on the Park Hall Estate and it is not easy for the many elderly people to get an appointment with their doctor. If new houses are built additional residents will add to this problem.
- ⑥ Both Park Hall Schools are already at full capacity and could not accommodate an influx of additional children.



Contact Details

First Name

Surname

Organisation / Company Name

Address

Postcode

Email Address

Phone Number

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input checked="" type="checkbox"/>	Local Authority	
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc	
Developer or Investor	<input type="checkbox"/>	Public agency / organisation	
Landowner	<input type="checkbox"/>	Statutory Consultee	
Planning Agent or Consultant	<input type="checkbox"/>	Charity	
Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	
Community or other Organisation	<input type="checkbox"/>		

From: Councillor Martin R
Sent: 31 May 2013 07:34
To: Smith Mike (Strategic Planning)
Subject: Fw: Planning Green Belt

Fyi

Kind regards,

Councillor Rose Martin
Paddock Ward
Tele: 01922 636114
Mobile: 07931204615

From: [REDACTED]
Sent: Friday, May 31, 2013 06:38 AM GMT Standard Time
To: Councillor Martin R
Subject: Re: Planning Green Belt

Hi Rose,

You are as always 'on the ball' here. Please add my 10 cents worth. Taking away things such as the Wood End playpark land is disgusting. We have few facilities as it is.

Will be out of touch generally the next 12 days I'm afraid as I explained I have oversees visitors and a full on programme during that time. Sorry I couldn't help with delivering the letters this time.

Jenny.

In a message dated 30/05/2013 20:08:51 GMT Daylight Time, MartinR@walsall.gov.uk writes:

Hi Mike,

Further representation, as mentioned by me at school meeting greenbelt developers are going to make a fortune out of greenbelt land purchased very cheaply years ago, as per sites in Paddock Skip Lane area. Why not charge a windfall tax and transfer this to help pay for unaffordable brown belt development. After all it is mainly affordable low cost houses that we are short of.

Regards,

Kind regards,

Councillor Rose Martin
Paddock Ward
Tele: 01922 636114
Mobile: 07931204615

----- Original Message -----

From: Councillor Martin R
Sent: Thursday, May 30, 2013 07:49 PM GMT Standard Time
To: Smith Mike (Strategic Planning)
Cc: [REDACTED]

Subject: Re: Planning Green Belt

Hi Mike,

Further representation, a resident has raised the content of Unitary Development Plan for Walsall projection for next perhaps 70 years which incorporated agreement from Sandwell and Birmingham to protect greenbelt, limiting development along edge of greenbelt. Barr Beacon to St Matthews any developments not to be more than one storey.

Can you please clarify if this agreement is still in place.

Regards,

Kind regards,

Councillor Rose Martin
Paddock Ward
Tele: 01922 636114
Mobile: 07931204615

----- Original Message -----

From: Councillor Martin R
Sent: Thursday, May 30, 2013 03:29 PM GMT Standard Time
To: Smith Mike (Strategic Planning)
Cc: [REDACTED]
Subject: Planning Green Belt

Hi Mike,

I am receiving an awful lot of complaints regarding the consultation period on this. I personally as the local ward councillor was not fully aware of the serious implication of this consultation.

This issue is of very high importance in this area and extremely contentious. If residents feel in anyway they have been deprived of being consulted they will be extremely angry. I do not want this to cause unnecessary anguish and trouble. Residents have been fighting this issue for many years and will, to put it bluntly think badly of the council.

Please can you extend the consultation by at least one month.

I have sent letters out to all affected areas but of course this is a major ward issue, and I will need to rely on others getting out the message.

When landowners responded it would have been simpler to just inform Councillors of interest shown in their Ward. I really do feel this has caused the biggest problem trying to wade through all this information to arrive at how it affects your area.

Regards,

Regards
Rose

I would be happier if this period could be extended.

Kind regards,

Councillor Rose Martin
Paddock Ward
Tele: 01922 636114
Mobile: 07931204615

From: [Redacted]
Sent: 02 June 2013 09:56
To: Smith Mike (Strategic Planning)
Cc: Councillor Martin R; [Redacted]
Subject: Re: Planning Green Belt
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: Purple Category

Dear Mr Smith,

As a recipient of communications between yourself and Rose Martin (Residents Association) I would like to voice my opinion, which echoes the sentiments of just about all residents in the Park Hall area, that we are all very very concerned with these green belt proposals.

We have absolutely nothing in this area and have continuously been ignored over the years. No community centre, take away from us by the Park Hall School without any consultation or apologies, no Health Centre which, with an ever increasing elderly population is so very necessary, play areas for children even being potentially compromised (Wood End Park). When will it all end?. Do people not matter any more, only profits.

I note that at some point it was either a)..... will be built or b) a gypsy site. Well, if that isn't threatening, to take the lesser of the two evils. I don't know what is.

Our green belt is ever diminishing and to threaten to use even more is worrying. Surely brown field sites should be considered first and foremost.

Jenny Roden
[Redacted]

In a message dated 31/05/2013 17:17:03 GMT Daylight Time, SmithME@walsall.gov.uk writes:

Dear Councillor Martin,

Thank you for this. We will add it to your representations.

As we discussed at the meeting and previously, this would require national legislation. Such an approach (known historically as "betterment"), was discussed on and off through much of the 20th century. Unfortunately the idea was dropped in the 1980s and no Government has been bold enough to pursue it since.

For the present this is likely to be the basis of the Council's response. It might, however, be interesting to see if any of our MPs would be willing to raise the issue with Government.

I hope this is some use.

Regards,

Mike Smith
 Regeneration Manager Planning Policy
 Planning and Building Control
 Regeneration Directorate

Walsall Council
Civic Centre, Darwall Street, Walsall WS1 1DG
Email: SmithME@Walsall.gov.uk
Tel: 01922 658024
Fax: 01922 652670
Website: www.walsall.gov.uk

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-----Original Message-----

From: Councillor Martin R
Sent: 30 May 2013 20:09
To: Smith Mike (Strategic Planning)
Cc: [REDACTED]
Subject: Re: Planning Green Belt

Hi Mike,

Further representation, as mentioned by me at school meeting greenbelt developers are going to make a fortune out of greenbelt land purchased very cheaply years ago, as per sites in Paddock Skip Lane area. Why not charge a windfall tax and transfer this to help pay for unaffordable brown belt development. After all it is mainly affordable low cost houses that we are short of.

Regards,

Kind regards,

Councillor Rose Martin
Paddock Ward
Tele: 01922 636114
Mobile: 07931204615

----- Original Message -----

From: Councillor Martin R
Sent: Thursday, May 30, 2013 07:49 PM GMT Standard Time
To: Smith Mike (Strategic Planning)
Cc: [REDACTED]
Subject: Re: Planning Green Belt

Hi Mike,

Further representation, a resident has raised the content of Unitary Development Plan for Walsall projection for next perhaps 70 years which incorporated agreement from Sandwell and Birmingham to protect greenbelt, limiting development along edge of greenbelt. Barr Beacon to St Matthews any developments not to be more than one storey.

Can you please clarify if this agreement is still in place.

Regards,

Kind regards,

Councillor Rose Martin
Paddock Ward
Tele: 01922 636114
Mobile: 07931204615

----- Original Message -----

From: Councillor Martin R
Sent: Thursday, May 30, 2013 03:29 PM GMT Standard Time
To: Smith Mike (Strategic Planning)
Cc: [REDACTED]
Subject: Planning Green Belt

Hi Mike,

I am receiving an awful lot of complaints regarding the consultation period on this. I personally as the local ward councillor was not fully aware of the serious implication of this consultation.

This issue is of very high importance in this area and extremely contentious. If residents feel in anyway they have been deprived of being consulted they will be extremely angry. I do not want this to cause unnecessary anguish and trouble. Residents have been fighting this issue for many years and will, to put it bluntly think badly of the council.

Please can you extend the consultation by at least one month.

I have sent letters out to all affected areas but of course this is a major ward issue, and I will need to rely on others getting out the message.

When landowners responded it would have been simpler to just inform Councillors of interest shown in their Ward. I really do feel this has caused the biggest problem trying to wade through all this information to arrive at how it affects your area.

Regards,

Regards
Rose

I would be happier if this period could be extended.

Kind regards,

Councillor Rose Martin
Paddock Ward
Tele: 01922 636114
Mobile: 07931204615

Contact Details

First Name EDWARD

Surname ROGERS

Organisation / Company Name

Address [Redacted]
Postcode [Redacted]

Email Address [Redacted]

Phone Number [Redacted]

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input checked="" type="checkbox"/>	Local Authority	
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc	
Developer or Investor	<input type="checkbox"/>	Public agency / organisation	
Landowner	<input type="checkbox"/>	Statutory Consultee	
Planning Agent or Consultant	<input type="checkbox"/>	Charity	
Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	
Community or other Organisation	<input type="checkbox"/>		

Comments on Individual Sites

Site Name and address: PLOT 1 SKIP LANE
PLOT 2 & 3

Site Reference Number: CH 70-71-72

What response do you wish to make about this site?

I WISH TO REGISTER MY OBJECTION TO THE PROPOSED DEVELOPMENT OF THIS GREENFIELD LAND, THE LANE IN WHICH IS THE ONLY ACCESSIBLE ROUTE IS FAR TOO NARROW AND DANGEROUS, THE WOOD BEHIND OUR HOUSE AS A PRESERVATION ON IT AND ANY DEVELOPMENT COULD HAVE A DETRIMENTAL AFFECT AND COULD RUIN A BEAUTIFUL SPOT

Contact Details

First Name

Yvonne



Surname

Rogers

Organisation / Company Name



Address



Postcode

Email Address

Phone Number



Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input checked="" type="checkbox"/>	Local Authority	
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc	
Developer or Investor	<input type="checkbox"/>	Public agency / organisation	
Landowner	<input type="checkbox"/>	Statutory Consultee	
Planning Agent or Consultant	<input type="checkbox"/>	Charity	
Land & Property Agent or Surveyor	<input type="checkbox"/>	Other (please specify in space below)	
Community or other Organisation	<input type="checkbox"/>		

Comments on Individual Sites

Site Name and address: Plot 1 Skip lane.

Site Reference Number: 2
3 CH70-71-72

What response do you wish to make about this site?

This is a well established green belt that brings enjoyment to a lot of people in the Walsall Borough.

Any development would ruin the wild life which there is in abundance.

Also ~~may~~ major road changes would have to be established on an already overcrowded system. Birmingham Road + Sutton Road are already a nightmare at Rush Hour. These would be the main feeder on/off roads.

mainly Old people are on Orchard Mills and security issues on boundaries would be a real problem.

From: Linda Rose [REDACTED]
Sent: 31 May 2013 13:36
To: LDF@walsall.gov.uk
Subject: site allocation document - stencils farm and calderfields golf club area

Hello

I have just found out about plans for developers to build on two sites Stencils Farm (off Mellish/Aldridge Road) and also near Calderfields Golf Club. Can I now protest against this as this would be on 'green belt' land and any building in this area would have a detrimental effect on wildlife, recreation and the general environment of the borough. Walsall has so few green belt sites , I am sure there is other 'non green belt ' land available for development.

Regards

Linda Rose
Walsall Resident

From: Caroline Russon [REDACTED]
Sent: 03 June 2013 18:46
To: LDF@walsall.gov.uk
Subject: Aldridge Planning Proposal

Dear Sir/Madam

I would like to voice my concern and opposition to the planning proposals around Aldridge especially the sites off Birch Stonnall road.

I have been a resident of Aldridge for over 10 years and I am very proud of Aldridge's greenbelt which distinguishes itself from other areas. Myself and my family often go for walks across the local fields.

Of particular concern are the areas CH12 ear marked for housing and MXP1 and WP1 considered for Mineral extraction and waste disposal.

Firstly, regarding the mineral extraction this area is adjacent to a large housing community, plans to extract sand from the land will cause noise disruption and traffic problems to Stonnall Lane. The greenbelt is an important environmental asset to Aldridge

Secondly, regarding the 200 houses surely a more suitable site can be sourced as this is working farmland that provides jobs for local people and produce. We paid a premium for our house for the fact of views of a lovely countryside and not for being overlooked by a housing estate. The infrastructure is not in place to accommodate these houses and due to the number of houses planned over 400 extra cars will be using the country lane. Already all local schools are full to capacity.

We must stop this erosion of the green belt, all be it one field at a time and Aldridge takes great pride in being a village and has no desire to become a town.

Yours Sincerely
Caroline Russon
[REDACTED]

From: Sean Russon [REDACTED]
Sent: 03 June 2013 18:37
To: LDF@walsall.gov.uk
Subject: Aldridge planning application

Dear Sir/Madam

I would like to voice my concern and opposition to the planning proposals around Aldridge especially the sites off Birch Stonnall road.

I have been a resident of Aldridge for over 40 years and I am very proud of Aldridge's greenbelt which distinguishes itself from other areas. Myself and my family often go for walks across the local fields.

Of particular concern are the areas CH12 ear marked for housing and MXP1 and WP1 considered for Mineral extraction and waste disposal.

Firstly, regarding the mineral extraction this area is adjacent to a large housing community, the dust and noise pollution will be devastating to the local community let alone the number of HGV vehicles using a narrow country lane.

Secondly, regarding the 200 houses surely a more suitable site can be sourced as this is working farmland that provides jobs for local people and produce. We paid a premium for our house for the fact of views of a lovely countryside and not for being overlooked by a housing estate. The infrastructure is not in place to accommodate these houses and due to the number of houses planned over 400 extra cars will be using the country lane. Already all local schools are full to capacity.

We must stop this erosion of the green belt, all be it one field at a time and Aldridge takes great pride in being a village and has no desire to become a town.

Yours Sincerely

Sean Russon
[REDACTED]

From: susan satterthwaite [REDACTED]
Sent: 03 June 2013 16:41
To: LDF@walsall.gov.uk
Subject: FW: planning 2026

[REDACTED]

From: [REDACTED]
To: ldf@walsall.gov.uk
Subject: planning 2026
Date: Mon, 3 Jun 2013 15:29:31 +0000

I write regarding the proposals contained in the Black Country Core Strategy for 12,000 houses and various industrial sites within the Borough and particularly regarding the area around Aldridge.

I attended the meeting at Cooper and Jordan School last week and handed in a letter regarding my personal concerns of how the proposals would effect me. My purpose in writing now is to express my concerns of how the proposals will impact on our landscape and community.

I feel that it is vital that the identity of separate communities are protected as much as possible and key to this is the need to protect the Green Belt. People identify with a community and when those boundaries become blurred people lose that sense of identify. On this basis I feel that any proposals to build on the Green Belt between Aldridge and Walsall ie on land opposite the Dilke, should be resisted at all costs.

My only other general comment is that there are many empty industrial sites within the area and perhaps they could be used for housing or industrial purposes ie Focus Do It All on Northgate. Regards Sue Satterthwaite

TO WHOM IT MAY CONCERN.

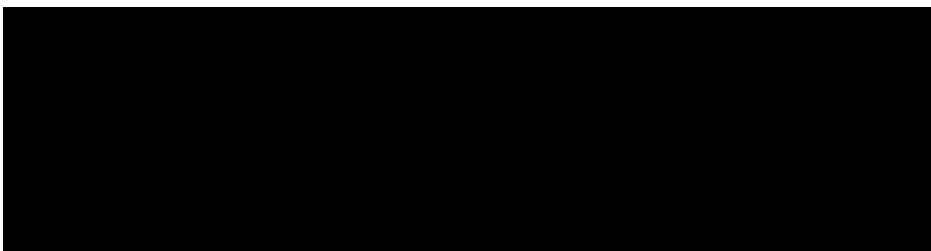
We write to express our concerns about the proposed development on Green Belt land around Aldridge North and Walsall Wood.

We believe that the Planning Department of Walsall MBC has a duty to consider the effects of such proposals on the wider community. In respect of the houses being planned, will the developers be required to provide schools, doctors, hospitals, dentists, improved roads or all of the other things which will be needed when there is a massive influx of people in the area? Or will they just 'take the money and run', leaving local residents and Walsall MBC with the problems?

We live on Walsall Wood Road and when we came here in the 1970s it was a quiet road. Thanks to various planning decisions, we have seen a substantial increase in traffic, going to the Co-op which is open long hours and to the various take-aways and restaurants in the small group of shops at Lazy Hill, not to mention further traffic visiting the off-licence on the corner of Walton Road. If the proposals for the quarry and waste site on Stonnall Road/ Birch Lane go ahead we could experience an increase in lorries at all hours. It is likely that the lorries would avoid the junction of the A461 and A452 because that junction is busy at the best of times, and with the prospects of 3,000 homes or a business park in the area, can only get worse. Furthermore, Sat Nav systems are likely to send traffic the shortest route: Walsall Wood Road. We would also point out that Aldridge and Walsall Wood already have more than their fair share of quarries and waste sites.

On the wider issue, we hope that you will bear with us whilst we use an analogy. If we had a hole in our roof, we wouldn't keep buying an ever bigger bucket to catch the drips. We would attempt to stop the flow to prevent the problem getting worse. Whilst the government seems impotent in controlling the number of people coming to this country, both legally and illegally, they cannot be surprised when we react so vehemently to proposals for building on the Green Belt and the subsequent detrimental effect on our lives. I suppose that ultimately the problem will be solved for them. Eventually there will not be any green space left. England will no longer be a green and pleasant land and no one will want to live here.

Susan and David Satterthwaite



29-5-2013

From: Terry simmons [REDACTED]
Sent: 02 June 2013 22:17
To: LDF@walsall.gov.uk
Subject: Fw: Planning applications

----- Original Message -----

From: [REDACTED]
To: ldf@walsall.gov.uk
Cc: [REDACTED]
Sent: Friday, May 31, 2013 5:45 PM
Subject: Planning applications

FAO Mr Mike Smith - Strategic planning dept.

Dear Sir.

I am in receipt of an email message sent to you by Councillor Rose Martin, Paddock Ward on May 23rd last regarding building on green belt in our ward.

I would like to say that I totally agree with and support the comments made in this email and that both Park Hall and Brookhouse are already fully developed and can not sustain further housing and strain on already over stretched resources.

I hope that you and the planning committee will consider the majority and not the speculators who would like to blight our environment even further for their own ends.

Without prejudice.

Yours Sincerely

Keith Scattergood. (resident of Park Hall for more than 40 years)

From: Gordon Smith [REDACTED]
Sent: 01 June 2013 15:42
To: LDF@walsall.gov.uk
Subject: Re. Planning proposal

Dear Sir/Madam,

Re. CH66, proposed development of land around Oakwood Close, Walsall Wood, I would like to reiterate what I have stated on the previous occasions that this matter has arisen.

The infrastructure in this area is poor and is not keeping pace with on-going developments. The roads are narrow and prone to flooding, and Black Cock Bridge, the steepest humpback bridge in Walsall, is a continual problem with its narrowness and poor state of repair. Vehicles are invariably parked on both approaches, and it's necessary to sound a horn when going over it as the visibility of oncoming traffic is non-existent. There continue to be near misses and other incidents on the bridge itself and at the adjacent junction with Hall Lane. These problems still haven't been resolved; perhaps we have to wait until there is another fatality as there was in 2004?

This area is a bit of an oasis of wildlife, but is rapidly being eroded by continual development. CH43 and HO172 are already being built on, and work is beginning on HO122. Every available plot of land in Walsall Wood now seems to be ripe for some kind of housing without any thought being given to the wider implications.

Surely there are enough brownfield sites in Walsall available for new build without this continual incursion into the green belt?

Yours sincerely,

Gordon Smith, [REDACTED]

From: Helen Smith [REDACTED]
Sent: 31 May 2013 17:16
To: LDF@walsall.gov.uk
Cc: Rose.martin@walsall.gov.uk
Subject: Green Belt Planning Proposal (CH65,71,72,84)

Dear Sirs

I would like to raise my concerns for the proposal/investigation into the possibility of change of use of Green Belt/Open Space land in the Paddock Ward, (CH65, 71, 72, 84) for Housing and/or Gypsy/Traveller Sites.

In a very built up area of the Country, these areas provide a very limited open space for local residents to use for leisure activities, farm, stable horses and also are a great source of nature, both horticultural and Wildlife. In addition to these personal view points, we must also consider the current infrastructure available to support any additional activities in this area.

The surrounding infrastructure will not support any additional residential, business or recreation buildings. The area is sandwiched between large residential communities with a very precarious road structure to support it. During any inclement weather, including rain, the supporting road network generally has to be closed due to its unsuitability for high usage, the roads are minor 'B Roads' and would not support the additional traffic the transfer of usage would generate.

The facilities in the area; Schools, shops, health surgeries etc are very limited and were only ever designed to accommodate the original housing community back in the 1960's, since then numerous planning applications have been accepted which have increased the local population in some form. With reference to the school in particular, the school faces daily issues on insufficient parking facilities, only recently the inevitable happened, a child was injured and had to be airlifted to hospital. The school has reached its capacity with growing waiting lists, evidently there is no capacity to facilitate additional residents. The proposal for further development in the area will only act as a catalyst and completely out balances the supply/demand rationale which is already very strained. .

The area under discussion is a haven for horticultural and Wildlife. My son completes an annual survey for RSPB and has noted numerous varieties of birds in the surrounding area to include; Woodpecker, blue tits, Owls etc, these are In addition to the more common butterflies, squirrels, foxes etc. These are residents of their habitat, what consideration have you taken to their 're-housing' or is their extinction sufficient.

I am surprised by the reuse of CH71/72 as a 'Gypsy/Traveller site'. Obviously from my previous comments you will clearly understand that I do not support this, but cannot understand why you are even making the proposal. I have lived in the Park Hall area all of my life (45 years), whilst I understand that travellers have settled in various areas of Walsall, **never** have they settled in the Park Hall area. This green belt has been available to them throughout this time and yet, by choice, the travellers have never chosen this area, Why then have you ? It is my understanding that as my local government authority your responsibility to me as a resident is to ensure a safe environment for me to live and to assist that process wherever possible, this is a clear example whether you are trying to create a problem, that to date has never existed, I can only assume this is a miss print on your documentation which will be corrected with immediate effect.

My understanding is that this current Project is to gather information from all key stake holders of any proposed reuse of land, therefore I am somewhat surprised that in your project documentation, made available to residents to allow them to provide informed feedback, you have not included any documentation on your proposed compensation

rational to residents for devaluation of property. Neither do you outline any proposals for the increase of facilities, apart from residents into the area. From a planning perspective, I would assume that you have a formula which dictates social resource required per resident? I would be very interested to see this documentation by return and for it to be made available to all residents via the associated planning web page.

In Conclusion, we have lived at our current address for over fifteen years and many times before and during this time, the Council has made many attempts to build on this precious green belt. Whilst I understand that all business looks for change and development, I would suggest that prior to causing unrest within your constituency, you consider 'have there been any changes in the area since the last proposal' and if you can clearly see that the answer is No, then do not waste the valuable time and resource of the Council asking questions which you already know the answer to. The residents of the Paddock Ward want to retain this green belt area and will fight the Council to ensure its equilibrium.

Kind regards

Helen L Smith

[REDACTED]

[REDACTED]

[REDACTED]

From: Blythe Charis
Sent: 05 June 2013 09:49
To: LDF@walsall.gov.uk
Subject: FW: Comments on Walsall Site Allocation Document

Charis Blythe

Senior Planning Policy Officer
Planning and Building Control
Regeneration Directorate
Walsall Council
Civic Centre, Darwall Street, Walsall WS1 1DG
Email: blythec@Walsall.gov.uk
Tel: 01922 658023
Fax: 01922 652670
Website: www.walsall.gov.uk



Walsall Planning 2026: Have Your Say

Consultation 22/04/2013 to 03/06/2013

Find out more at www.walsall.gov.uk/planning



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From: narinder sohal [REDACTED]
Sent: 04 June 2013 18:42
To: Blythe Charis
Subject: Re: Comments on Walsall Site Allocation Document

Hello Charis.

Thank you for this email. You've recorded our comments well. I hope this is satisfactory.

Thanks.

Narinder.

From: Blythe Charis <blythec@walsall.gov.uk>
To: [REDACTED]
Sent: Tuesday, 4 June 2013, 10:41
Subject: Comments on Walsall Site Allocation Document

Dear Narinder, following from our phone conversation on the 4th June please see below my notes of your comments. Please let me know if you wish to make any additions or amendments.

Narinder sohal and Tarlochan Sohal wish to make the following comments in regards to the proposed housing on open space off Newquay Road (*Walsall Site Allocation Document site references CH66, Housing HO80 and Open Space OS7001*)

- 1) You already need to be careful at the main junction at Newquay Road so more houses would mean more pressure on this junction. Each house would have 2 cars each so if 12 houses are built that would mean an increase of 24 cars in the area at least. This would result in the junction becoming even more dangerous.
- 2) The area is poorly served by public transport so the surrounding population is very car dependent. There is a 20 minute walk to the buses on Park Road and 10-15 minute walk to Sutton Road buses. Also these buses provide limited routes and services. An increase in homes in this area would therefore result in more cars being used.
- 3) If Newquay Road is extended to serve the new housing there will be more pollution and a negative impact on the surrounding environment and houses.
- 4) The area is not well served by health services so any new homes would also be poorly served.
- 5) There is a real need for green spaces, if this site is built on the area will just become a crowded housing area with no open space and places for children to play.

I hope this captures your comments. These will be formally submitted as part of the consultation process and your details will be added to the consultation database so we can inform you of the next stage of the plan.

Kind Regards

Charis Blythe

Senior Planning Policy Officer
Planning and Building Control
Regeneration Directorate
Walsall Council
Civic Centre, Darwall Street, Walsall WS1 1DG
Email: blythec@Walsall.gov.uk
Tel: 01922 658023
Fax: 01922 652670
Website: www.walsall.gov.uk



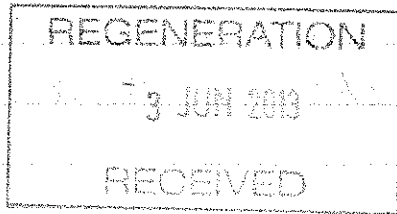
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30. 5. 2013

Dear Sir,

Planning 2026 - Have your say.

I was most surprised to hear about the 2026 Planning, forced, I understand, on the borough on the afternoon prior to the meeting in Aldridge.

I was unable to attend this meeting due to age (I am 80 years old) and infirmity, but have heard through a neighbour, who attended the meeting that it was to state the position of the planning procedures & reasoning behind the borough's need to present a detailed plan to government.

Having read the documents that a neighbour obtained at the meeting, I have concerns both with the effect this would have on my family home & other matters throughout the borough.

I have had a brief look at the response form and feel that there are too many matters to consider and reply by the 31st June, bearing in mind that date will be the end of half term when many people will have been away, and probably only returned on the 31st of May or 1st of June.

I have not therefore completed the lengthy response form at this time, but as many other people feel the time limit is short and outside normal expected frame dictated by legislation, will do so at a later date.

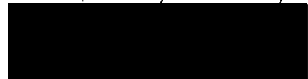
However I would like to lodge a personal

concern about releasing the Green Belt land next to my house & home in Buchanan Road for housing.

There is still, in most peoples view many 'brown sites' still available in the borough. This site, along with the suggested 'Stencils Farm Site', would cause absolute traffic chaos. At present, the traffic travelling towards the town from Rushall & Aldridge, meeting the traffic from Buchanan Road, Buchanan Avenue & Cameron Road is a nightmare, to bring in further traffic would be very dangerous.

I will complete the 'Response Form' if an extension is granted, but feel that the haste in which this has been done, to be unfair and dictatorial.

Yours faithfully


(MRS AUDREY SPENCER)

Contact Details**First Name SYLVIA****Surname SPOONER****Organisation / Company Name****Address** [REDACTED]**Postcode** [REDACTED]**Email Address** [REDACTED]**Phone Number** [REDACTED]**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	X	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO:Q7	<p>THE PROPOSED USE OF LAND FOR HOUSING OF GREEN BELT OFF SKIP LANE IS DETRIMENTAL TO THE AREA.</p> <p>AS A RESIDENT LIVING ON ██████████ SKIP LANE & PARK HALL ROAD FOR THE LAST 52 YEARS I AM QUALIFIED TO KNOW THAT AT THE MOMENT SKIP LANE IS USED AS A SHORT CUT FROM SUTTON ROAD TO BIRMINGHAM ROAD & IN THE RUSH HOUR CAN BE VERY DANGEROUS INDEED.</p> <p>THIS IS DUE TO THE IT'S NARROWNESS WITH MANY BLIND BENDS. IT IS A COUNTRY LANE & NOT A ROAD FOR HEAVY TRAFFIC. IT IS ALSO A LANE THAT IS USED FREQUENTLY BY HORSE RIDERS & DOG WALKERS & THUS MORE TRAFFIC COULD BE AN OBVIOUS DANGER TO THEM.</p> <p>ALSO CURRENTLY THERE ARE NO DOCTORS SURGERIES WITHIN EASY REACH OF THIS SITE.</p>

Contact Details**First Name** Susan**Surname** Steatham**Organisation / Company Name****Address** [REDACTED]**Postcode** [REDACTED]**Email Address** [REDACTED]**Phone Number** [REDACTED]**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	x	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO:Q1	All key housing issues have been addressed. I would prefer Option 2 for the location of new housing developments. There should also be a greater mix of housing types, including properties with one bedroom for those that require only one bedroom due to the recent changes to the housing benefit and the 'bedroom supplement'.

5. Shopping and Services

This chapter looks at the key issues facing Walsall's shopping and services. It focuses on how the SAD can support and strengthen Walsall's centres. The chapter covers all centre uses, including retail, services, offices and leisure. It covers the current policy requirements, the different hierarchy of centres with a particular focus on local centres and looks at the issues around out-of-centre developments.

Walsall Town Centre is being considered through an Area Action Plan (AAP) that will be produced in parallel with the SAD. The District Centres will be addressed later by other plans. This SAD therefore focuses on town centre uses outside of these centres and seeks to provide policies that compliment concentrating investment in centres.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. SH:Q8	Comments
SH:Q11	<p>I would prefer Out-of-Centre Developments Option 2. Councils across the UK have been developing out of centre shopping 'parks' for a number of years and are now complaining about the high number of vacant shops within the town centres which has resulted.</p> <p>From my personal point of view Walsall council has and still is intent on building new stores on land (Crown Wharf etc) surrounding the existing Walsall town centre area. At the same time complaining about the high number of vacant smaller stores within the main shopping areas of Park Street and the shopping arcades. I believe in the principle that 'small is better' and that all of the existing smaller stores should be fully operational before building more stores.</p> <p>It is also my point of view that councils should be ignoring the demands of the larger stores regarding changes to road layouts in and around towns which are primarily made to ensure that road layouts are so complicated and obstructive that road users are more or less forced through the changes to be directed to their particular store. Example, the changes to the Hatherton Road/Lichfield Street which would have previously been used by shoppers to access the Asda store in the St. Matthew's quarter or George Street. This is now almost impossible without a long detour. All roads lead to 'Tesco'.</p>

6. Open Space, Leisure and Community Facilities

This chapter covers land and facilities that support the health, education and well-being of communities. It includes urban open space, sport and recreation centres, education, training and healthcare facilities, and other community facilities. Many of these uses, especially those that take place in buildings, will be located in the town, district and local centres, or other places with good public transport, cycle or pedestrian links to the communities they serve.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. OS:Q2	Comments
OS:Q5	<p>I prefer Option 2: Enhancements to existing open spaces should be made of the allocation of new sites.</p> <p>A site I feel requires enhancement/protection as open space is: The current open space/educational land which adjoined the now demolished Moxley Infants School which shares a boundary with properties in Moxley Road, Festival Avenue and Church Street Moxley and also had a public right of way between Moxley Road and Church Street.</p> <p>This area of land has never been subject to development, it used to be the site of two water filled pools known locally as 'Moxley Razzervoy' or Moxley Reservoir during the late 1800s to early 1900s. It was during the 1950-1960s used as a tip site by Frost & Sons (Galvanisers) of Moxley. Also local residents used the site for activities, dog walking, children used the uneven ground various games and built 'dens' on the site using waste materials on site. It was also the site for the local community bonfire in November which would be built mostly by the children but with help from parents, the Bonfire Night event would be well attended by many local families. When the last two classrooms were built at Moxley Infants School, approximately 1966-67 the area was levelled and grassed as a replacement sports field for the school, however, it was rarely used for that purpose but was still used by local residents.</p> <p>It has, therefore, always been open space land and has always been well used by members of the community of all ages all year round as recreational space for a variety of activities including a large number for dog walking, also sports activities and general relaxation. When snow covered in winter the slope of the bank on the site is used by many families as a safe sledging area, possibly the only suitable one in the Moxley area.</p> <p>I feel the enhancements to the site should be signs advising of no littering/fly-tipping and dog fouling and dog-foul bins which should be emptied by the council on a regular basis.</p>

	<p>With reference to the smaller area of land at the end of Festival Avenue which shares it's boundary with the rear of properties in Heath Acres, the Plastic Pipe supplies company on Church Street and 16 Festival Avenue. This was once the site of the children's playground with equipment including slide, swings, see-saw etc. I understand from a local resident that this land was bequeathed by the original owner as a site for a children's playground in perpetuity to the local community but have found no documentary evidence of this. I believe that this land is also used by members of the local community for various activities and therefore this should also remain as open space land for members of the community.</p> <p>My reasons for these comments are that as more homes are built, they are built with less garden or 'amenity' space than previously and residents must have access to larger open spaces for a wider variety of outdoor activities than their own home space allows.</p>
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7. Environmental Network

This section covers features of both the natural and built environment that are essential for the well-being of both people and the economy, which enhance the quality of life, or are of historic importance. It includes water issues (flood risk, water provision and drainage, and canals), strategic open space sites for recreation, a network of nature conservation sites, and historic buildings and landscapes. It attempts to highlight where different approaches to the environment might be needed for different locations in the Borough.

Our aim is to ensure protection and enhancement of important existing environmental assets, particularly in locations near to significant new development, and also to seek to extend links between sites wherever possible to deliver a high quality environmental network across the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. ENV:Q11	Comments
ENV:Q3	Moorcroft Wood. This was officially designated and registered as a fisher in 2012. It requires more environmental work to improve it and bring it up to the same standard as other L.N.R.'s within the Walsall Borough. Work also needs to be done to educate some of the local residents that it is a nature reserve and not a local fly-tip site.
ENV:Q13	Archaeological sites should also be identified on the Site Allocations Proposals Map. It is doubtful if many residents have any ideas as to the archaeology of the Borough.
ENV:Q13	I agree that heritage assets should also be shown on the final Site Allocations Proposals Map. It is doubtful if many residents have any ideas as to the heritage of the Borough.

8. Waste Management

This chapter covers future requirements for waste management infrastructure. It is a key objective of existing local and national policy that the amount of waste produced should be reduced, and that as much value as possible should be recovered from unavoidable waste. Local plans are expected to play a role in this, by making provision for the infrastructure required to make this happen. We therefore need to identify locations in the borough where new recycling and recovery facilities could be developed, and allocate sites where such projects are expected to be delivered during the plan period. We also need to safeguard “strategic” waste management sites, which provide most of the borough’s existing waste management capacity, from other development that could compromise their continued operation.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. W:Q3	Comments
W:Q2	Targets for landfill reduction should be set.
W:Q3	There should be facilities within the borough or arrangements outside the borough to recycle <u>ALL</u> recyclable materials including those once allowed in kerbside collections but no longer allowed under the new system, ie coloured plastics with a recycling symbol, jar lids etc. I believe that there should be nothing manufactured which cannot be recycled.
W:Q9	Potential Waste Sites. WP7. Former Moxley Tip. This has been proposed as a possible relocation site for the current A. B. Waste site, currently operating from the James Bridge area of Darlaston, which has received many complaints from visitors to James Bridge Cemetery regarding dust from the waste site on the gravestones. The former Moxley Tip is in a residential area, with housing on two sides the remaining two sides are a main road and a canal. Adjoining the former tip site is the former Ward (flowerpot manufacturer) site which has been granted planning permission for approximately 300+ homes. The former tip site itself has planning permission for light industrial/storage units and recreational space. It is definitely NOT a suitable site to be used for recycling/reclamation of construction, demolition and excavation waste. This type of waste reclamation should be carried out on a site away from homes and businesses, may I suggest at the site of a former quarry.

W:Q11	<p>Waste Management can have the potential to affect health. The former Moxley Tip is well known to be listed as one of the most polluted sites within the West Midlands, if not the whole of the UK. The closeness in proximity of my residence to Moxley Tip was noted in my daughter's medical notes by a leading Consultant Oncologist at Birmingham Children's Hospital where she treated during the years 1984-1996.</p>
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9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. M:Q4	Comments
M:Q4	<p>Potential new mineral sites. MIP2. Former Moxley Tip – potential recycled aggregate site. As already stated in Section 8 Waste Management. The former Moxley Tip is definitely NOT a suitable site to be used for the recycling/reclamation of waste aggregate. The reasons for this are that it is in a residential area, with planning permission for another 300+ homes to be built on the adjoining site of the former Ward (flowerpot manufacturer). If the tip site is to be used for recycling/reclamation of aggregate this will create a large amount of dust, dirt and noise and will result in the following possibilities:</p> <ol style="list-style-type: none"> 1. The developer of the proposed planned homes will abandon the plan completely and the site will remain vacant. 2. The proposed developer will built the homes but will then be unable to sell due to the activities and the dust and dirt created by the recycling/reclamation of the waste aggregate. 3. People already living around the site will no longer be able to sell their homes due to the nature of work being carried out on the former tip. <p>Long term recycling and reclamation of waste aggregate should be carried out in an area away from residential and businesses, possibly the sites used for quarrying, landfill, open cast mining etc, it should definitely NOT be in a residential or business area.</p>

From: edwardstephens [REDACTED]
Sent: 02 June 2013 23:37
To: LDF@walsall.gov.uk
Subject: Objections

I would like to strongly object to the plans recently reported to build on green belt land in the Mellish Road/Aldridge Road area of Walsall.

The green belt in that location forms a much loved green corridor between the town of Walsall and the village of Aldridge and should be retained for future generations.

Edward Stephens,
[REDACTED]

ID:1739

From: [REDACTED]
Sent: 30 May 2013 18:34
To: Bradin Liz
Cc: [REDACTED]
Subject: Walsall 2026 plan to build 2,924 houses Shire Oak

Dear Planners

My wife and I wish to object to the proposal to build houses on green belt beyond Shire Oak Junction.

Green belt should be protected at all cost. Are we loosing all our respect for the environment around us. Do we want to live in a concrete jungle with nothing but suburbia around us. I think not. Lichfield Rd and Chester Rd already suffer with large volumes of traffic. Adding the proposed number of homes to that site would create unbearable demands on these roads. Over recent years this area has seen a number of new housing developments, houses at Shire Oak, apartments on Anchor Bridge and the ever increasing site to the rear of Tesco in Brownhills extending to Clayhanger. Our schools are already stretched how do we expect them to cope with the inevitable increase in numbers I fail to understand why a proposal such as this should be graced with consideration when so many properties in the region stand empty some boarded up and falling into a state of dereliction. Do you really care about this area and the people who live in it, or is it all about developers making a quick buck, with no regard to the chaos they cause in the process.

Yours faithfully

Pauline and Keith Stevens
[REDACTED]

From: Susan Stokes [REDACTED]
Sent: 02 June 2013 20:00
To: LDF@walsall.gov.uk
Cc: Councillor Martin R
Subject: Re: Walsall Options document

Importance: High

Dear LDF,

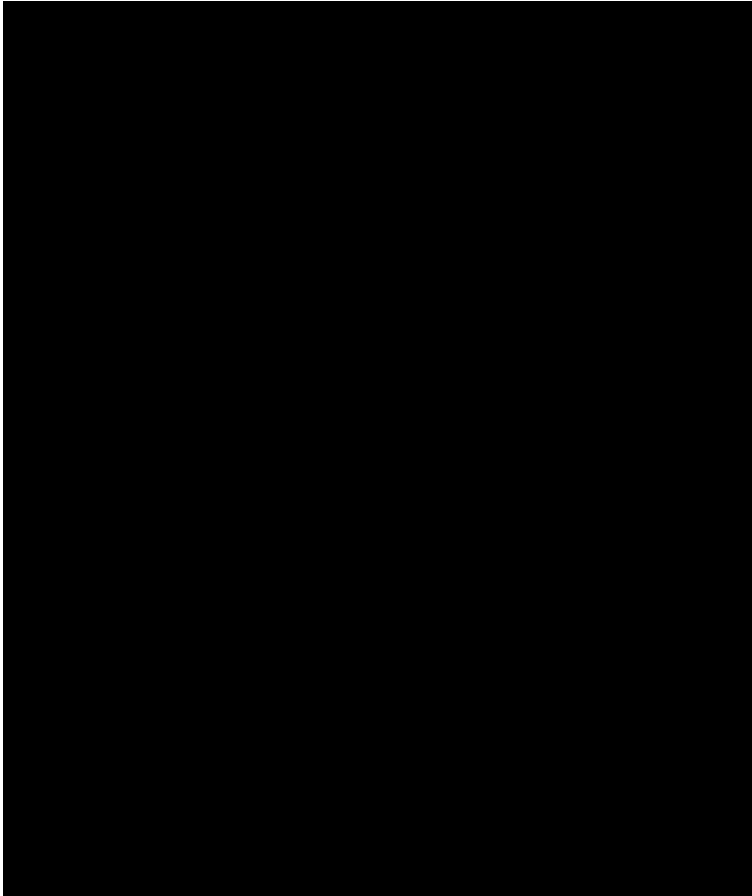
I was alerted to the document and consultation on 31st may by a letter posted through my door by the local councillor, so as I have not been able to yet put comments into the consultation process, I would like to comment on the site proposals document:

- all households in close proximity to the land chosen for possible alternative use and housing development options should have received letters/leaflets prior to the consultation giving information of the proposals so they were fully informed of the chance to give their views as the proposals impact on these households directly
- with reference to Newquay Road and Skip Lane green space proposals in choosing between housing or existing green space we should take into account that when houses were built the developers had the foresight to provide green space for the health and wellbeing of the local population and we should choose to retain the space as intended
- there is enough evidence to show that green space has a positive effect on health and lack of green space will reduce the health and well being of local people and not just those who live in close proximity to greenspaces, but reduces walking and leisure opportunities for all. Research suggests that this will have a significant future cost to health services. As the Local Authority is now responsible for health and wellbeing budgets, it should consider that there is a distinct disbenefit in taking away existing green space .
- If the decision is to develop these sites then consideration to community safety and developments that will considerably enhance the local area should be chosen

I hope you will add these comments to the consultation.

Many thanks

Susan Stokes
Resident



Walsall Planning 2026: Have Your Say

Consultation 22/04/2013 to 03/06/2013

Find out more at www.walsall.gov.uk/planning



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From: [REDACTED]

Sent: 13 May 2013 18:02

To: LDF@walsall.gov.uk

Subject: Re: Walsall 2026 plan (CH 34)

To whom it may concern,

I wish to register our objection to the proposed development (CH34) on the green belt at Shire Oak.

Our main objection is the development on the green belt area as it will have a detrimental effect on the environment. We are concerned that if this is to go ahead it will set a dangerous precedent for the future for other green belt areas to be developed upon. These are small green areas in an otherwise heavily urban area. We feel any future developments should make use of existing brown-field sites.

In addition to this we are concerned about the ability of the local infrastructure to cope with such a sizeable development. The road network in the area is already congested at peak times and lorry usage in the vicinity is high throughout the whole day and at night (especially the Lichfield Road). This proposed development is going to dramatically increase traffic and reduce the surface quality of the existing road network which already suffers with the current load of traffic.

Please advise if we need to register this objection in a formal way through the completion of a form.

Yours sincerely,

Angela and Peter Sunley

A large black rectangular redaction box covering the signature area.

From: christopher teed [REDACTED]
Sent: 30 May 2013 17:20
To: LDF@walsall.gov.uk
Subject: RE: Proposed Housing Development on Greenbelt

From: [REDACTED]
To: idf@walsall.gov.uk
Subject: Proposed Housing Development on Greenbelt
Date: Thu, 30 May 2013 17:13:51 +0100

We have been informed by the Butts and Hatherton Residents Association of plans for major housing development on Greenbelt near to our property. We live in [REDACTED], Walsall. We have received no communication whatsoever from Walsall Council regarding these plans and we understand that a very short timescale has been allowed for public consultation.

WE WISH TO PROTEST IN THE STRONGEST POSSIBLE TERMS ABOUT THE DEVELOPMENT ITSELF AND THE TOTALLY UNDERHAND WAY IN WHICH IT IS BEING HANDLED BY WALSALL COUNCIL.

It appears that the only information made available regarding these proposals is via the Council's web site. This presents two problems, firstly the fact that residents are unaware of the need to access the Council's web site to find out what is being planned and, secondly the fact that many residents do not have access to a computer and to your web site. Many of our neighbours are totally unaware of what is being planned and have no means of finding out what actually is being planned.

With regard to the proposals themselves we have found it very difficult to actually find whatever details may be available on your web site, but we understand that it involves major housing development between our property and Aldridge thereby destroying the Greenbelt corridor which has been maintained for many years and which separates Walsall from Aldridge. The Greenbelt was created for a purpose and it cannot be lightly ignored without a full consultation with all local residents. Furthermore, it seems incredible that the Council believe that such a proposal is practical when they must be fully aware of the already stretched facilities available to local residents, including health care, social services, education and roads.

We have spoken to a number of our neighbours and they are furious as to the way in which this matter has been handled and they share our wish to protest in the strongest possible terms. We insist that the consultation process be extended to allow for public meetings to take place to ensure that everyone is aware of what is being planned and so that the Council can justify their proposals to their electorate.

Please respond to this message and confirm that it has been received and that its contents will be studied and acted upon.

Mr. C. & Mrs. P. TEED

Contact Details**First Name** Richard**Surname** Thomas**Organisation / Company Name****Address** [REDACTED]**Postcode** [REDACTED]**Email Address** [REDACTED]**Phone Number** [REDACTED]**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	X	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
	<p>I wish to express my disgust at the suggestion that green belt sites should be considered for housing development. There are significant areas of brownfield sites throughout the Borough and these are likely to increase as further secondary decline occurs. I believe that the council should target potential development on these sites and preserve any remaining green belt land. Greenbelt land is important for the environment and the well being of all.</p>

ID: 1740

From: Councillor Arif M
Sent: Tuesday, May 28, 2013 12:30 PM GMT Standard Time
To: [REDACTED] 'idf@walsall.gov.uk'
<idf@walsall.gov.uk>
Cc: Councillor Azam I
Subject: Re: Stencils Farm & Calderfields Golf Club

David

Thanks for comments and are supported by both Cllr. Azam and I.

Arif
Mohammed Arif
Portfolio holder for Business Support Services
Email: arifm@walsall.gov.uk
Phone: 0777 5813885

From: [REDACTED]
Sent: Tuesday, May 28, 2013 12:24 PM GMT Standard Time
To: idf@walsall.gov.uk <idf@walsall.gov.uk>
Cc: Councillor Arif M
Subject: Stencils Farm & Calderfields Golf Club

Dear Sir/Madam,

Having lived nearby for over 50 years I beg leave to comment on proposals to build homes on the above sites.

I would welcome the development of Stencils provided it was "aspirational", preserved the rural character of the existing site and included provision for compact dwellings particularly suitable for the retired (but not flats).

As regards Buchanan, whilst connecting it to Sutton Road would make sense I fear it would become a "rat-run". Perhaps there are ways round that. In addition to the above preferences, I would be alarmed if it affected the viability of either the Arboretum or the Golf Club.

I trust that this is in order and look forward to an outcome acceptable to as many people as possible.

Yours faithfully,

David Tomkins,
[REDACTED]

From: Leonard Tomlinson [REDACTED]
Sent: 02 June 2013 13:46
To: LDF@walsall.gov.uk
Subject: WALSALL SITE ALLOCATION - HAVE YOUR SAY

Walsall Site Allocation Document **'Have your Say' Response Form**

We want your views on the future of Walsall Borough. This form allows you to comment on any of the following:

- 1) Walsall Site Allocation Document Issues and Options Report;**
- 2) Walsall Site Allocation Document Issues and Options - Appendices;**
- 3) Walsall Site Allocation Document Issues and Options - Ward Schedule and Site Summary Tables, or;**
- 4) Walsall Site Allocation Document Issues and Options - Consultation Summary.**

How to complete this form: You can answer as many or as few questions as you like. The form is split into the chapters as they appear on the website with a small description of what the chapter covers at the start. You do not need to comment on all chapters.

When answering a question please clearly state the question number you are responding to (for example HO:Q4). You are also welcome to make any comments on the options we have listed. Please also list the option name and number that you are providing an answer for in the column on the left of the form.

We also want your views on the sites we have talked about throughout the document, which are included in the Ward Schedule and Site Summary Tables document. If you have any comments on these please list carefully the site reference and the site name or address (for example HO135, 47 Portland Road). If you wish to submit a site for consideration please fill out the Call for Sites form which is available at www.walsall.gov.uk/planning_2026

Contact Details

First Name Leonard

Surname Tomlinson

Organisation / Company Name N/A

Address [REDACTED]
[REDACTED]

Postcode [REDACTED]

Email Address [REDACTED]

Phone Number [REDACTED]

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	X	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
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Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
SCC Q3	<p>Sites CH 14 and CH 12 are apparently within the existing Green Belt. The particular section of the Green Belt in question may be described as a “green lung” protecting Aldridge North from urban sprawl.</p> <p>This protection should be continued and upheld, in the face of potential encroachment that may be motivated mainly by the prospect of financial gain.</p> <p>To hold a meeting of Aldridge citizens on 31st May 2013, and to request informed response by 3rd June 2013 is asking too much of local democracy.</p> <p>Why was the meeting not held earlier in the six-week period allowed for consultation?</p>

Any other comments...

As I have indicated in section 12 above, the response time allowed for the submission of opinion by the average Aldridge citizen has been far too short.

Why was the meeting held on Friday 31st May not held earlier within the six-week period that was allowed for consultation?

This form is too cumbersome.

From: [REDACTED]
Sent: 31 May 2013 10:56
To: LDF@walsall.gov.uk
Cc: Councillor Harris A
Subject: Walsall 2026 Planning Consultation

Walsall 2026 Planning Consultation

31-05-2013

Dear Sir's

I attended the public meeting on 28-05-2013 at Cooper & Jordan School and would like to register my objections to proposals (mxp1, wp1 & ch12)

Regarding MXP1 & WP1

I have lived on [REDACTED] since 1979 & during this time have enjoyed uninterrupted views of farmland, falling away across the fields to the rear of my property.

The proposal for Sand & Gravel extraction on this sloping site would be in full view of nearby houses & gardens. It would be impossible to screen a barrier high enough to shield it from sight, dust contamination & noise pollution.

The houses would be blighted because of concerns of land slipping towards a large hole in the ground & there must be concerns of contamination to the water table.

Birch Lane & Stonnal Road are totally unsuitable roads for constant heavy goods vehicles & the site is proposed on a dangerous bend.

The houses on Lazy Hill Road & Stonnal Rd./Birch Lane have always been considered semi-rural & to have an industrial scale extraction site imposed on them would massively devalue them if not blight them forever.

Regarding CH12

193 houses on green belt farmland is not the way forward. Yes I agree that houses need to be built but developers are only interested in high value properties at maximum profit. Not all brown field sites are contaminated, ex industrial sites & there are plenty of disused pub's & waste land that is not being used for anything more than housing sad looking horses in the borough.

We need the food, and farmland should be just that and not used by some developer to maximise his profits by going for the easy option.

Mrs. Elaine J Townsend

[REDACTED]

From: [REDACTED]
Sent: 31 May 2013 11:58
To: Blythe Charis
Cc: LDF@walsall.gov.uk; [REDACTED]
Subject: Re: Walsall 2026 Planning Consultation

In a message dated 24/05/2013 10:51:34 GMT Daylight Time, blythec@walsall.gov.uk writes:

Walsall 2006 Planning Consultation

31-05-2013

Dear Sir's

I attended the public meeting on 28-05-2013 at Cooper & Jordan School and would like to add to my objections to proposals (mxp1, wp1 & ch12)

Regarding MXP1 & WP1

I have lived on [REDACTED] since 1979 & during this time have enjoyed uninterrupted views of farmland to the rear of my property.

From the meeting I find that the proposal not only effects the area hatched but the proposed boundary comes up to the back fence of my garden. The houses in this area would be blighted because of concerns of land slipping towards a large hole in the ground & there must be concerns of contamination to the water table.

The proposal for Sand & Gravel extraction on this sloping site would be in full view of nearby houses & gardens. It would be impossible to screen a barrier high enough to shield it from sight, dust contamination & noise pollution. Subsequent land fill and waste disposal so close to houses must have dramatic effect to quality of life and cause issues with public health. The history of controls on waste disposal in this borough are lamentable and although these controls are in the hands of central government , the council must have a responsibility to protect its citizens. Sand & gravel extraction & waste disposal are not activities that should be allowed in residential areas by any responsible council.

The roads in the area are not suitable for heavy goods traffic & any further lorry's attempting to use Shire Oak junction would grind the whole area to a halt.

All of the houses on Lazy Hill Road & Stonnal Rd./Birch Lane and surrounding areas have always been considered semi-rural & to have an industrial scale extraction site imposed on them would massively devalue them if not blight them forever.

Regarding CH12

I agree with my wife's comments, houses on green belt farmland is not the way forward. Yes we agree that houses need to be built but developers are only interested in high value properties at maximum profit. Not all brown field sites are contaminated, ex industrial sites & there are plenty of disused pub's & waste land that is not being used for anything more than housing sad looking horses in the borough.

We need the food, and farmland should be just that and not used by some developer to maximise his profits by going for the easy option.

R.J Townsend

Below is a note of the comments you made about Walsall Site Allocation Document over the phone on the 22nd May. Please let me know if you wish to make any amendments or additions:

With reference to the proposed plans build a number of homes in green belt land off Birch Lane Stonnall Lane as well as the opening of a sand extraction mine and waste disposal site I wish to lodge my objections to these plans.

The Green Belt should be protected from development and there is already a enough housing in the area so the current infrastructure will not be able to cope.

As a resident who lives near to the proposed site there would be a negative impact on my views and quality of life especially from Sand and Gravel extraction followed by a waste disposal site.

Your address is,

████████████████████

██████████

██████████

You details will be added to the consultation database and you will be notified of future consultations.

You may be interested in attending an event to discuss the plans in **Aldridge on Tuesday the 28th May** at Cooper and Jordan primary school from **6:30pm** with a talk starting at 7pm.

If you have any questions please just give us a call.

Many Thanks

Charis Blythe

Senior Planning Policy Officer

Planning and Building Control
Regeneration Directorate

Walsall Council

Civic Centre, Darwall Street, Walsall WS1 1DG

Email: blythec@Walsall.gov.uk

Tel: 01922 658023

Fax: 01922 652670

Website: www.walsall.gov.uk



Walsall Planning 2026: Have Your Say

Consultation 22/04/2013 to 03/06/2013

Find out more at www.walsall.gov.uk/planning



Disclaimer: The information in this message must be regarded as confidential and is intended for the addressee only unless explicitly stated. If you have received this message in error it must be deleted and the sender notified. The views expressed in this message are personal and not necessarily those of Walsall Council unless explicitly stated. Please be aware that emails sent to or received from Walsall Council may be intercepted and read by the council to ensure compliance with council policies or regulatory obligations, or for the purposes of essential maintenance or support of the email system. You should also be aware that any email may be subject to a request under Data Protection, Freedom of Information or Environmental Information legislation and therefore could be disclosed to third parties.

Contact Details**First Name** Patricia**Surname** Treadwell**Organisation / Company Name****Address**[REDACTED]
[REDACTED]**Postcode**

[REDACTED]

Email Address

[REDACTED]

Phone Number

[REDACTED]

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

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Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO:Q7	HO146/CH12 Birch Lane Aldridge is over a mile from any worthwhile shops. The junior school serving the area is approximately a mile away and is full, as are most schools in Aldridge since the closure of Redhouse school. The senior schools are also oversubscribed. Exit roads from the estate would affect safety on Birch Lane where there is a blind bend.
HO:Q15	Option 1 would be the best because derelict land is a blight on the Black Country. Clearly some land would be required under Option 2 to meet all numbers. Sacrificing green belt land cannot be justified.
HO:Q16	Your own figures show that there is plenty of land available without using green belt.

9. Minerals

This chapter deals with Walsall's mineral resources and how they should be managed, such as identifying the mineral resources and mineral infrastructure that should be safeguarded, and identifying areas where mineral extraction should take place. It also considers what policy measures need to be put into place to control the impacts of mineral extraction, so that it does not cause unacceptable harm to health, the environment, local communities, other businesses and infrastructure, and does not compromise wider objectives to improve the attractiveness of the Borough.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. M:Q4	Comments
M:Q6	The SAD should define the areas of search
M:Q6b	MXA1 Aldridge should not be defined as going right up to the adjacent houses.
M:Q8	The SAD should define the areas of potential extraction
M:Q8a	MXP1 Near Aldridge Quarry should be omitted from the sites expected to be needed by 2026. Loss of greenbelt land may have to be allowed in due course but there is no good reason to allow mineral extraction so close to housing.
M:Q11	MXP1 would adversely affect a large number of houses. It would also add to difficulties with lorries on Birch Lane near a blind bend.

12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
SCC:Q3	CH12 Birch Lane preferred as green belt. Any mineral extraction to be well away from existing houses.

From: Paul Trowman [REDACTED]
Date: 1 June 2013 12:54:36 BST
To: idf@walsall.gov.uk
Cc: [REDACTED]
Subject: Walsall Planning - SAD - Stencils Farm/Calderfields Golf Club/Green Belt

To whom it may concern,

I wish to express my concerns and objections in relation to the proposed Site Allocation Document relating to proposed development of Green Belt land between Walsall and Aldridge.

My objections are listed below:-

- (1) I believe that this land is a significant and important piece of green belt between the Walsall conurbation and Aldridge Village and any encroachment into this area would also threaten the nearby Beacon Way, Conservation area, Lime Park Pits and Aldridge Airport. There is absolutely no excuse for encroaching further into the green belt and it is the Council responsibility to protect this land for generations to come.
- (2) Aldridge Road and Bosty Lane are already busy, as it is the main thorough fare between Aldridge and Walsall and regularly utilised by school children, walkers, runners, cyclists and horse riders. The traffic islands at both the Dilke Arms and Longwood Lane are notorious road traffic collision "hotspots" with numerous recent accidents requiring the closure of the road bringing both towns to a standstill. Traffic at Rushall lights has always been a bottleneck despite numerous attempts to resolve the issue. Further traffic would exasperate this problem and dramatically increase the possibility of serious/fatal road traffic accidents.
- (3) Serious impact to local wildlife population including bats, Red Kites, Owl, Wild Pheasant, Woodpecker, Kingfisher etc.
- (4) Mellish Road/Aldridge Road/Sutton Road/Buchanan Road and roads off remain some of the most desirable in the borough. I feel this development would possibly blight properties and endanger the aesthetic appearance of one of Walsall's most pleasing boulevards.
- (5) Land in this area is extremely susceptible to flood and I question how appropriate this land is for development.
- (6) The land has always been used for farming/grazing/recreational land and should remain as such. More appropriate land exists within the borough in particular numerous brownfield sites within Brownhills, Aldridge, Walsall, Darlaston, Willenhall etc. Development of these brown field sites as well as existing run down areas of the borough would be more beneficial and have no impact on the valuable Green Belt of the area.
- (7) An increase in population would require investment into facilities in the Aldridge area where schools are over subscribed. It should also be noted that Aldridge is the only major town in the Walsall Borough without access to swimming baths or all weather football pitches. In developing other areas of the borough, the increase of population would benefit local facilities with capacity.

I hope my objections will be forwarded when the SAD document proposals are heard and at the very least further investigation sought into the points raised.

Regards

Paul Trowman

Contact Details**First Name** Colin**Surname** Tsang**Organisation / Company Name****Address** [REDACTED]**Postcode** [REDACTED]**Email Address** [REDACTED]**Phone Number****Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	X	Local Authority	
Business		Public service provider e.g. education establishment, health etc	
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Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
HO Q1	<p style="text-align: center;">Housing</p> <p>All the new housing building in Walsall are of poor design and using the cheapest material available.</p> <p>The property at Avonmore Court, Walsall, WS2 8AL. There are six apartment they have been empty since they were built. They have never been occupied. The apartment don't have any storage rooms and the rent for these are £425 per calendar month. There is black mould on the ceiling of the corridors, it smells awful. The fire alarm and fire alarm system has not been properly installed. The cheap double glazing is falling apart.</p> <p>There are no fewer than ten empty properties at Avonmore Court, Walsall, WS2 8AL.</p> <p>There are many empty properties at Waterfront Way, Walsall, WS2. You got to ask why are these properties empty for many years and why nobody wants to occupy them. They have little or no storage rooms and the rent or mortgage is unaffordable.</p> <p>Houses should be built to lasts for many centuries using good quality materials and should contain storage rooms. Houses in Harden Road, Pattison St, Attlee Road, Churchill Road are built with good quality material and the interior are good.</p>

5. Shopping and Services

This chapter looks at the key issues facing Walsall's shopping and services. It focuses on how the SAD can support and strengthen Walsall's centres. The chapter covers all centre uses, including retail, services, offices and leisure. It covers the current policy requirements, the different hierarchy of centres with a particular focus on local centres and looks at the issues around out-of-centre developments.

Walsall Town Centre is being considered through an Area Action Plan (AAP) that will be produced in parallel with the SAD. The District Centres will be addressed later by other plans. This SAD therefore focuses on town centre uses outside of these centres and seeks to provide policies that compliment concentrating investment in centres.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. SH:Q8	Comments
SH Q12	<p style="text-align: center;">The decline of Walsall is caused by the street parking charges on Ablewell St, Midland Rd, Stafford St, Bradford St, Newport St, Lower Hall Lane.</p> <p style="text-align: center;">Many small businesses are closing or losing a lot of trade due to this.</p> <p style="text-align: center;">There is a large number of vacant units in Walsall. Motorist are not prepared to pay for parking charges just to pop into a local shop. Parking charges are driving away customers and visitors to Walsall.</p>

6. Open Space, Leisure and Community Facilities

This chapter covers land and facilities that support the health, education and well-being of communities. It includes urban open space, sport and recreation centres, education, training and healthcare facilities, and other community facilities. Many of these uses, especially those that take place in buildings, will be located in the town, district and local centres, or other places with good public transport, cycle or pedestrian links to the communities they serve.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. OS:Q2	Comments
CL Q2	<p>The leisure facilities at Walsall Gala Baths Tower St, Walsall, West Midlands WS1 1DH.</p> <p>This place has the worst changing rooms, showers facility I have ever experienced. The place is filthy. The changing rooms and showers needs to be modernised. The membership is expensive not worth the money you are paying for. The facilities at Walsall College, Wismore Campus, Littleton Street West, Walsall, WS2 8ES is miles better than the facilities at Walsall Gala Baths.</p> <p>The shower and changing rooms are hygienically clean and modern. The membership is value for money.</p>

From: Alan Vurlan [REDACTED]
Sent: 05 June 2013 17:33
To: LDF@walsall.gov.uk
Subject: 2026 plan - Ref CH13 Wood End Rd play area

Importance: High

Dear Sirs,

I wish to place on record my strong objection to part of the greenbelt Wood End Road play area being utilised for any form of development.

My initial reasons are as follows:-

1. This is primarily a children's and young person's recreational facility, but also enjoyed by many adults for walking and outdoor exercise
2. The Paddock Ward is already short on recreational space
3. There are many beautiful trees in the designated area that would be damaged
4. Wildlife will be disrupted or destroyed
5. Access would prove problematic without additional destruction in the area
6. Additional volume of traffic would be probable from such a development.
7. The damage to the environment would far outweigh the benefit of a few additional dwellings, required under the 2026 plan

Would you please keep me on your database regarding anything related to this proposed plan.

Yours faithfully,

Alan Vurlan ACMA CGMA

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

From: Councillor Martin R
Sent: 08 June 2013 10:24
To: Smith Mike (Strategic Planning)
Cc: [REDACTED]
Subject: Re: Wood End open space football pitch

HHi Mike

Please add the representation.
Regards,

Kind regards,

Councillor Rose Martin
Paddock Ward
Tele: 01922 636114
Mobile: 07931204615

From: ann wall [REDACTED]
Sent: Friday, June 07, 2013 10:14 PM GMT Standard Time
To: Councillor Martin R
Subject: Wood End open space football pitch

[REDACTED]

[REDACTED]

Dear Rose,

With reference to the above site earmarked in your letter dated 28th May 2013 we would like to say how very concerned we are about the above proposed site for future housing development.

We live directly opposite the football field and would like to give you our views as listed below:

It is a very safe place for the children to play as there are no roads especially the footballers who have no problem when the ball is being kicked around.

If this goes ahead there would obviously need to be an access road to the houses which would cause a safety problem for the children.

Many years ago this football area used to be waste-ground and was neglected by the council and the children used to play on the green strip in front of it. The balls were continually coming over the fence and banging against our fence and our neighbours, but now there is no problem at all.

The area is used a lot after school, weekends and during school holidays and also by many dog walkers

It also gives the children plenty of space to play outside and the chance to have plenty of exercise which is much needed nowadays as children with obesity is on the increase and is very worrying.

The only other local space to play football , cricket or other ball games in safety is the park in Newquay Road but it slopes very steeply and would be most unsuitable for these type of games

We are also led to believe that this is a Green Belt site and not a Brown site of which there are plenty around the Walsall area which should be considered first for development.

Finally, we are also concerned about the close proximity of the existing playground (that has recently been revamped) which will be very close to the proposed housing development.

We would like you to take our concerns on board to oppose this proposed development.

Yours sincerely

Ann and Tony Wall

From: [REDACTED]
Sent: 21 May 2013 09:13
To: LDF@walsall.gov.uk
Subject: Proposed development near Sandhills, Walsall

Hi,

I have recently seen the proposals for the development of green belt land near to where I live in Sandhills. The identifier on the map is CH34 which suggests that 2924 houses or an industrial park may be built.

I am totally against the development of this land for a number of reasons:

1. The area does not have the right infrastructure to support this development.
2. There are sufficient brown field sites that are not currently in use that should be developed / brought back to use.
3. This is farmland and should remain as such.
4. It will have a devastating impact on wildlife in this area, particularly the bats and owls.
5. Given the nature of existing large developments and affordable housing the proposals are not likely to add value to the local economy. Low value housing in an area with little or no job opportunities is a recipe for creating increased levels of deprivation.

Regards,

Darren Walsh
[REDACTED]
[REDACTED]

From: james watkins [REDACTED]
Sent: 03 June 2013 22:19
To: LDF@walsall.gov.uk
Cc: [REDACTED]
Subject: Green Belt Development

I wish to protest against the use of any Green Belt areas for housing or industrial developments. I have lived in Walsall for all my 70 years and have always appreciated the Green Belt areas, which are necessary for local residents to enjoy. Allowing Green Belt development would ruin these areas and make Walsall a much less attractive place to live in. all local people need a break from seeing continuous stretches of housing and factories.

The figures quoted for future homes/industry are purely guesswork; no-one can say we definitely need X new houses and Y new industrial premises in 2015. Looking around Walsall at the moment, there are numerous empty houses and derelict factories. If Walsall Council must build new homes, they should use existing Brown Land, such as the derelict factory sites in Darlaston and Wednesbury. More locally, the former Do-it-all warehouse in Aldridge covers a large area; this could be used to provide numerous new homes. There is no excuse to build on Green Belt land when so much Brown land is available in the Walsall area.

[REDACTED]
[REDACTED]
[REDACTED]

My name is James Watkins and I live at [REDACTED], which is very close to some of your suggested sites.

From: Dave Wheeler [REDACTED]
Sent: 02 June 2013 23:26
To: LDF@walsall.gov.uk
Subject: Walsall planning proposals 2026 Housing developments Stencils farm and Calderfields Golf Club

Dear Walsall Planning and Walsall Council

We would like to you to consider our ***strongest objections*** to potential plans for housing developments on Green Belt land at Stencils Farm (just off Aldridge Road) and Calderfields Golf Club (Buchanan Road).

These plans would remove a substantial proportion of the green belt in our vicinity when there are an abundance of Brownfield sites and redundant business premises readily available.

To approve these plans you would be taking away a significant asset, attraction and strength of this area and devaluing substantially the properties in this well sought after location.

You do not have the services currently to cope with any expansion of housing on such a scale in this area. All the key services are already at full stretch and they cannot be economically expanded.

Walsall has reaped the benefits of substantial regeneration in recent years and this has been a major strength of the borough's development plan. This has been based on developing Brownfield and redundant/ underutilised business sites without any need to interfere or take away our precious green belt land.

The environmental impacts of such a development would be huge as well as the detrimental impact on wild life and nature/ conservation areas.

We look forward to confirmation that these absurd plans have been dropped and replaced with cohesive and positive plans beneficial to all residents of Walsall.

Kind regards

DJ and JA Wheeler
[REDACTED]

From: Robert Whiston [REDACTED]
Sent: 27 June 2013 17:04
To: Smith Mike (Strategic Planning)
Subject: Skip Lane development

FAO: Mike Smith, Walsall Strategic Planning

Dear Mr. Smith,

RE: Skip Lane development.

I write in response to a notification about possible Skip Lane greenbelt development as per central government representations

I am opposed to any building and or development in this location.

What is there I can do to help forward this view ?

Please advise.

Yours truly,

Robert Whiston



Walsall Council,
Planning Policy Team,
Planning and Building Control,
Walsall Council,
Darwall Street,
Walsall,
West Midlands,
WS1 1DG
E-mail: Ldf@walsall.gov.uk

22nd May 2013

Dear Sir or Madam,

Re: Representation to Walsall Council's emerging Site Allocations Development Plan Document (DPD) 'Preferred Options Report' (April 2013) formal public consultation stage – Site specific representation relating to existing industrial site reference IN59 (Bentley Lane, Walsall) and Pouk Hill Open Space, Bentley Lane, Walsall (OS8010 – page 121 of Appendix 6a)

Please find enclosed comments in connection of the above. I have submitted these comments as a local Walsall resident.

Pouk Hill Open Space - Natural and Semi-Natural Green Space, Bentley Lane, Reedswood, Walsall (Site ID: OS8010 - page 121 of Appendix 6a: Open Space Summary Table – April 2013)

This publicly accessible natural and semi-natural green space site should continue to remain protected as an important green space asset for its informal outdoor recreation value, its nature conservation value

and its positive contribution for enhancing local landscape quality. This green space site should remain protected from inappropriate development pressures. The open space site in question is a key green space asset (forming an area of natural and semi-natural green space) which performs an informal recreation role serving the outdoor recreational needs of established residential areas located in the surrounding urban area. The site has fully unrestricted public access available. The open space is currently used for informal recreation purposes including as an area for exercising dogs close to home, as an area to relax and as an area for informal children's play. The well observed character of the open space site, with good levels of natural surveillance, particularly off Bentley Lane help improve personal safety which encourages more local residents to use this open space area for informal recreation given its convenient access to nearby residential estates. The open space also provides a wildlife site. Bats have been observed using the open space as a foraging habitat during early summer evenings. This green space also enhances the visual amenity and landscape setting of the surrounding heavily urbanised area.

Evidence of this sites informal recreation value and its green space visual amenity/ landscape enhancement value are supported in the enclosed recent site photographs. Pedestrian wear lines across parts of the open space also reinforce its regular use for the informal recreation activities listed above.

Given the above, this open space area would be covered and protected by the following adopted Black Country Core Strategy (February 2011) policies:-

- Policy ENV1 "Nature Conservation";
- Policy ENV6 "Open Space, Sport and Recreation";
- Policy CSP3 "Environmental Infrastructure"

The green space site in question would also be protected by paragraph 73 of the National Planning Policy Framework (NPPF) (2012) which states that: "...Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities...." It would also be protected by other parts of the NPPF guidance including Sections 8 (Promoting healthy communities – includes improving pedestrian linkages and routes); 10 (Climate change – including reducing flood risk and using existing urban green space areas to promote urban cooling) and Section 11 (Conserving and enhancing the natural environment – includes planning positively for the creation, protection,

enhancement and management of networks of biodiversity and green infrastructure).

Evidence in Table 6.4 (Quantity of Unrestricted Green Space per 1000 population by Ward) on page 100 of Walsall Council's Site Allocations DPD Preferred Options Report (April 2013) confirms that the Birchills Leamore, Bentley and Darlaston North Wards have low levels of open space in comparison to other Wards within the Walsall Borough and the levels of green space provision within these wards are below the 4.96 (amount of unrestricted green space (Ha) per 1000 population) Walsall Borough average figure. This further reinforces the need to protect this sensitive green space area.

The above is further supported in text immediately below Table 6.4 which states that: "... Compared to the Borough average of open space per 1000 population, the majority of wards below this average can be found around Walsall town centre (St Matthew's, Pleck and Birchills Leamore) and in the west of the Borough (Darlaston South, Bentley & Darlaston North, Willenhall South and Willenhall North). All of these wards are heavily built up parts of the borough with limited opportunity for additional openspace provision..."

In addition to the above issues, the green space area also acts as a buffer separating the M6 motorway network from established residential communities located within Reedswood.

For the reasons set out above, this green space site should continue to remain protected for its health and well-being benefits for local residents, its visual amenity landscape value, its nature conservation and biodiversity value, and its localised climate change role and benefits (e.g. for helping promote urban cooling within the surrounding heavily urbanised area which lacks significant green space resources, helping reduce levels of airborne pollution and for reducing flood risk).

Existing industrial site reference IN59 (Bentley Lane, Walsall)

This site should be redeveloped for new housing with an emphasis on delivering A and B professional and managerial households (aspirational housing) (private sale general housing) in accordance with key policy objectives of the adopted Black Country Core Strategy (2011). For example, paragraph 3.12 (page 71) of the adopted Black Country Core

Strategy (2012) supports this position as it confirms that: "...The Black Country suffers from a lack of housing choice, which limits its ability to attract more households in Social Groups A and B. At present, one quarter of new market housing built in the Black Country is occupied by A and B households who are new to the area or who would otherwise have left. If the equivalent national level A and B households in 2033 were to be achieved in the Black Country this would require all new market housing built over the Plan period to be occupied by A and B households..."

Affordable housing should be avoided in this site location as there is already an over-supply and abundance of existing affordable housing in the surrounding urban area. Inclusion of professional and managerial homes within this site land parcel would therefore help to deliver a greater mix of housing choice and balance to the local area, the policy approach supported in both the Black Country Core Strategy and the NPPF.

The site should be developed for new housing for the following reasons:-

- The industrial site remains severed, remote and isolated from other existing industrial areas and remains relatively small in land parcel size, measuring approximately 1.95 hectares.
- The surrounding land uses are dominated by established housing. There are no existing industrial uses located nearby. As a result the site is out-of-character with the surrounding area.
- A precedent has already been set as immediately adjacent former industrial land has recently been developed for new housing.
- The site has poor access for Heavy Goods Vehicles (HGVs) due to narrow and poor vehicle access off Bentley Lane. There are highway safety concerns as a result. Access is unsuitable for HGVs. Vehicle movements entering the industrial site currently cause a highway safety hazard.
- Industrial premises immediately fronting onto Bentley Lane have been marketed with advertisement hoardings to attract new business occupiers for a number of years with no market interest. These premises still remain vacant.
- The industrial site has a negative impact on the visual amenity and landscape setting of the surrounding urban area and does little to enhance the landscape setting of the adjacent Reedswood Park

green space. The industrial units are unsightly and detract from the character of the surrounding urban area.

- The site adversely affects the residential amenity of immediately adjacent residential occupiers located in Ragstone Close and other nearby residential estates in terms of highway safety issues, noise disturbance, dust, smell, smoke and visual amenity harm.
- The majority of the industrial units are in an old and poor condition in need of refurbishment and modernisation.
- The industrial units contain asbestos and form a future public health and safety hazard.
- The industrial units remain relatively small and unfit for modern industrial needs.
- Potential for surface water run-off industrial pollution entering nearby stream watercourse bordering Reedswood Park.
- New high quality housing (maximum two storey height) with high quality green space landscaping (incorporating SUDS) would help to enhance the landscape setting of the surrounding urban area and achieve positive regeneration.
- Developing this site for new professional and managerial aspirational housing would be supported by guidance in the adopted Black Country Core Strategy referred to above.
- The site is dominated by concrete hardstandings (with no green space) which perform poorly in terms of the following climate change issues: Surface water run-off and the localised urban heat island effect. New housing with inclusion of new green space landscaping and incorporation of SUDS would help to improve the climate change environmental performance of this site land parcel.
- The landscape setting of the adjacent Reedswood Park green space area would be significantly enhanced if this site was developed for new housing.
- This existing industrial site is recognised as potentially eligible for release to other uses within this Preferred Options Report (April 2013) consultation document.

Yours sincerely,

Robin Whitehouse
B. Sc. (Hons), Dip TP. MRTPI

Photograph 1 – Pouk Hill public open space area bordering Bentley Lane. The site is regularly used for informal recreation purposes.

(Permission from dog walker obtained before taking this photograph)

(Date all photographs taken: 21st May 2013).



Photograph 2 – Pouk Hill public open space area bordering Bentley Lane. Illustrates the sites positive contribution to enhancing local landscape quality within the surrounding heavily urbanised area.



Photograph 3 – Existing industrial site reference IN59 (Bentley Lane, Walsall). Vacant premises fronting onto Bentley Lane which have been marketed for a number of years with no interest from the business community. Units still remain vacant.



Photograph 4 – Existing industrial site reference IN59 (Bentley Lane, Walsall). Photograph illustrates the tight and narrow vehicular access to the industrial site off Bentley Lane and shows further marketing hoardings for currently vacant premises. Access unsuitable for HGVs.



Photograph 5 – Existing industrial site reference IN59 (Bentley Lane, Walsall). Photograph illustrates the relatively small size of the actual premises located within the industrial estate.



Mr. D. Elsworthy
Head of Planning and Building Control
W.M.B.C
The Civic Centre
Darwall Street
WS1 1DE



Mr&Mrs W.A. Whyte

ID: 1846

Via ~~RMSD~~ RMSD.

Date: 04/06/2013

Part 1: A mandatory dev. condition under public health and safety & HR act 1998
Environmental impact assessment (EIA)

EIA 2006 to cover article 3 of directive 2003/35/EC (the public participation directive)

The above regulation forbids the granting of a planning permission for developments to which the above regulations apply unless the EIA procedures have been followed.

Where significant adverse effects are identified the statement must contain a description of the remedial measures which the developers propose, highways being one of the main ones to be addressed, together with the hazardous environmental effects of emissions, noise, vibrations, and air pollution. Exhaust fumes have been linked to; asthma, cancers, kidney problems, and increased risk of vascular diseases, heart attacks, and strokes, published in the journal of epidemiology and community health.

For the most part the significant adverse effects are caused by standing traffic around; the Pelsall Finger Post junction, Lichfield Road Pelsall next to the proposed major land developments, the Pelsall Road with Clayhanger Lane junction Brownhills, the Pelsall Road approaching Brownhills High Street roundabout, and Brownhills town High Street. The existing exhaust fumes caused by standing traffic in these areas must be addressed before adding to the problem with more major developments. The authority has already opened a new transport depot in Brownhills without complying with environmental law which was overseen by the leader of W.M.B.C, Councillor M. Bird (his statements to the press).

Mar City's original proposal was to use the 14 acres of the ex-Wagon Automotive works in Pelsall Road Brownhills for housing, having spent millions of pounds of rate payer's money on relocating the council's depot, in the Express&Star 15th Oct. 2010 Mr Bird stated that it would have cost only £1million to bring the old building up to current standard. We now have a fleet of council refuse trucks adding to traffic using Brownhills High Street and the Finger Post junction. The air emissions tests done for Brownhills High Street are invalid as the testing station was placed some 25/30 feet away from the road, between the High Street and the car park of Tesco supermarket, away from the 12,000plus vehicles using that route per day. Some of the through traffic should have been using the Brownhills/Clayhanger Village bypass.

Under the Clayhanger Lane housing agreements the two private land owners and two land developers were responsible for the funding of this bypass to service their development after the first 100 dwellings or by the end of 1997, W.M.B.C are refusing to take these parties to the high court in order to complete this highways infrastructure under T.C.P act 1990 sec.(106) obligation contracts of 10/2/93. The above also covering the junction improvement (new carriageway) at Pelsall Road with Clayhanger Lane.

The proposed major green field land development to the north side of Lichfield Road with Pelsall/Walsall, an area of some 300 acres, is a saved structure plan for developments from when the land was part of Staffordshire. Parts of structural plans were made into ten year U.D.P in 1990. The above land is to accommodate up to 3,000 dwellings. It is to be understood that the developers, St. Modwen, now propose to develop the first 60 acres. With the full planning permission this land would have an uplift value of £800,000 per acre. Main access from this land would have to be on to the A4124 Lichfield to Pelsall Roads, a second access would follow later onto the B4154 Lime Lane, however, this may/would require a new canal road bridge. In order to accommodate the extra traffic the developments will have to accept mandatory highways conditions as part of their T.C.P act 1990 sec.(106) obligations, which would cover a new carriageway on Lichfield Road for site access, and the Pelsall Road with Clayhanger Lane new carriageway to comply with the planning and compensation act of 1991/92 which removed the highways funding restriction of 880 yards to be replaced by a (106) obligation covering any major land development that can be directly related to the proposed developments and the use of the land after its completion, where the development should not be permitted without it. The aforementioned was also restated in government circular 1/97. In other words, the highways provision is a necessary material condition that must be complied with when determining a planning application. As this land is covered by the act 1st July 1948 it must be taken into public ownership. The paid officials of W.M.B.C are also responsible for the developments claim certificates as per government circular 48/59, T.C.P act 1990 sec.(65). If this is not complied with it would be an act of fraud, refer to the frauds act 2006 sec.(2 through 4), this would also cover any directions put to the planning committee.

For our part, we hope that this new development will enable the authority to address the contract with us for the new carriageway on the Pelsall Road by agreement, as both of the new road improvements would be covered by the following ransom land law/common law rights.

It is generally held that the value of a ransom is one third of the uplift in value of the proposed development land brought about by the release of the ransom, under planning this would also be covered by the Stokes principle.

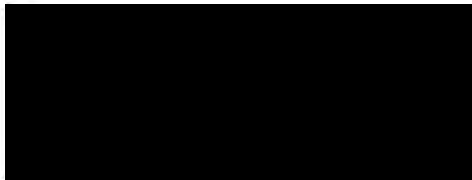
Stokes Vs Cambridge Corpn. 1961

Ozanne Vs Heartfordshire C.C 1992

Waters Vs Welsh Dev. Agency 2004

Persimmon Homes Wales Ltd. Vs Rhondda Cynon Taff C.B.C 2004

Will you now inform us if the authority are in a position to fulfil the highways infrastructure obligations, the junction improvement, covered by the (106) contract obligations of the housing development in Clayhanger Lane 10th Feb. 1993.



Those areas at Hay Head Farm and Walsall Airport site which are owned by Walsall Corporation, and which have been referred to earlier are not included.

(a) Land at Walsall Wood,

An area of 1040 acres within the Green Belt, extends along the north-eastern axis mentioned in the introduction. Although much of this land will be outside the new Metropolitan District the land is considered a resource. Considerable parts of the area are at present occupied by sand and gravel quarries, and the land may form a long-term development option after reclamation of the quarries. It is possible that 8,000 - 9,000 dwellings could be provided on the land: Drainage will be to Goscote.

To the north of Pelsall approximately 300 acres forms the western boundary of the north eastern axis. It is poor quality agricultural land, but, being at the edge of a "green wedge", it is considered more important for amenity purposes. After 1974, access would be directly onto the Wolverhampton - Lichfield Road. Drainage will be to Goscote. It is possible that 2500 - 3000 dwellings could be provided.

(b) Clayhanger,

An area of Green Belt land, completely within the new Metropolitan District, and entirely surrounded by Urban development, covers approximately 1020 acres. Included within this is the Clayhanger white land area of 130 acres, where the development potential has already been indicated.

At present the area is served by its own small sewage works, but drainage is likely to be directed to Goscote, on development. It is possible that the site could contain 8,000 - 9,000 dwellings if fully developed for residential purposes.

(c) West Pelsall

An area of poor farmland of approximately 200 acres is situated adjacent to considerable development and Pelsall Common extension. The land falls entirely within the new Metropolitan District, and will drain to Goscote Sewage Works. If developed for housing, it is possible that 1600 - 1800 dwellings could be provided, with access to the Wolverhampton - Lichfield Road to the south. As stated in Chapter 4, paragraph 8, this land should be developed in conjunction with the option area at Fishley Lane.

(d) Stubbers Green

EXPRESS & STAR
NOW FEB 7th 2011

Village land snapped up

A huge patch of land in Pelsall was today poised for redevelopment after being snapped up in a deal worth hundreds of thousands of pounds.

Developer St Modwen has bought 60 acres of land off Lichfield Road from UK Coal in a £400,000 deal.

The company will add the site to its "long-term land bank", earmarking it for residential, business or leisure developments in the future.

St Modwen also unveiled today three landmark building projects that will boost the West Midlands economy by around £200 million.

Redevelopment plans for the former MG Rover site at Longbridge were revealed.

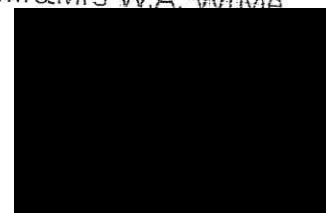
More details were also given for the £60m development of Wolverhampton's former Goodyear site. And work will start this year on the £50m Hednesford Gateway scheme.

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Mr. D. Elsworthy
Head of Planning and Building Control
W.M.B.C
The Civic Centre
Darwall Street
WS1 1DE


Mr & Mrs W.A. Whyte



15/5/013.

Subject: Public Information Request

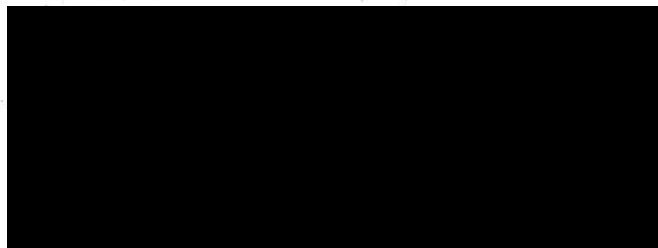
Dear Mr Elsworthy,

I have been informed by Mr Barister,  that he has had a request/proposal from an official of WMBC for a part of front garden for the purpose of road widening. As it was not my responsibility to advise him on that matter I was unable to continue a conversation with him. As the land on the northern side of Lichfield Road could accommodate around 800 dwellings and we are still waiting for the contract of purchase of our property to be addressed for the junction improvements at Pelsall Road with Clayhanger Lane will you please give us an explanation as to the major land developments of that greenfield land to date.

One was given to understand that the open greenfield land around 5 acres to the south of Pelsall Road and Brownhills, opposite the One Stop warehouse, and next to ~~Brownhills~~ *BULOWS* Road, was originally for warehousing & distribution purchase by One Stop from Gallagher estates after the authority refused to approve housing on the land in the late 1990s. It was said that One Stop had put a proposal forward to use the land for a vehicle and transport parking area after purchase, can you give us any information on the intended land use now?

Can you confirm if there are any plans to make planning permission EB223, mineral extraction from the last part of Brownhills common, 'Birch Coppice', land to the north of Coppice Lane. Can you confirm if there are any proposals to make this P/P active, a EIA test by the land owners.

Yours sincerely



From: Joyc [REDACTED]
Sent: 30 May 2013 16:59
To: LDF@walsall.gov.uk
Subject: SAD -Housing & Waste Disposal proposals for Stonnall Road area

Dear Mr Smith

Thank you for attending the public meeting at Cooper & Jordan school on 28 May 2013. My comments are set out below.

Housing

I feel strongly that the site proposed for development near Linkside Way (off Stonnall Road) is not suitable for housing development given the other brown field sites available in the Borough and the fact it is within the Green Belt. It is important to have a mix of developed land and open areas for the general amenity of the public. If encroachment is allowed on to Green Belt land a precedent could be set allowing development down to Chester Road. There is a country feel with the farm land both sides of Chester Road. No doubt you are aware of proposals for a relief road which would affect house in the village of Stonnall and the fears of residents that open space near that road would be under attack for development. At the moment I understand the relief road proposals are not going forward but Stonnall residents still remain very concerned about it. If development takes place either side of Chester Road the character of a pleasant country setting would be lost. Aldridge has a history of farming and current use reflects that.

Mineral extraction & related waste disposal

If further mineral extraction has to happen near Stonnall Road leading into Birch Lane I would be concerned that extra traffic particularly heavy lorries may drive along Birch Lane (which is narrow with a dangerous blind bend) to Aldridge. I understand planning conditions could control this and impose entrance and exit journeys via Chester Road. Traffic tends to speed along the straight section of Stonnall Road from the brow of the hill near Malvern Drive. There are heavy lorries using the road too. Could measures be taken (now as well as in the future) to deal with these lorries? If a chicane system were used in Stonnall Road near where the name changes to Birch Lane it could mean that heavy lorries could not get through. The system I am thinking of is the one in Chapel Lane and Crook Lane leading to the motorway from the Barr Beacon area. I am told by residents who have lived in Stonnall Road for 20 years or more that it used to be a quiet residential road but it does suffer from rush hour traffic using it as a 'rat run' to/from Stonnall and from heavy lorries at various times of the day.

Could you tell me which Council department deals with traffic management so that I could copy my comments to them?

Thank you

Joyce Williams

1874



TEL. ÷

15/6/13

ID:1874

Dear Mr. Smith,

Further to our recent telephone conversation regarding the green belt / open space planning, our main concern is the piece of land known as 'Skip Lane rear of Laureston Road up to the Three Crowns School'. I believe that this is designated as part of the Sandwell wedge.

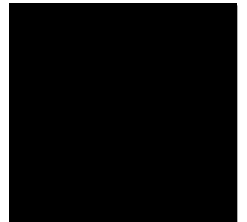
We are also concerned about other areas put forward on the Park Hall area. This area has very restricted public services, e.g. Bus, Doctors, Dentists within or nearby. Road access is not good due to parking and narrow roads. The local schools are at full capacity.

I wonder why more emphasis is not put into brown sites with better access and would also upgrade the area.

I would appreciate any response or information by post as we do not have access to the internet.

Yours faithfully

J.W. Williams. (MR.)



From: Jackie Wilson [REDACTED]
Sent: 20 May 2013 11:02
To: LDF@walsall.gov.uk
Subject: Proposals to build on Green Belt land - Aldridge / Shire Oak - public consultation



Dear Sirs,

Today I received through my letter box a leaflet telling me of plans to build on green belt land in Aldridge & Shire Oak.

I am appalled at this proposal. I have spoken to many neighbours & parents at the school and they have the same sentiments as myself.

Aldridge really cannot take any further development. The schools are all over subscribed. My daughter attends Cooper & Jordan and I have been told by another parent that 8 families who have siblings in the school have been denied a reception place this coming year for their younger children. Also with the closure of Redhouse primary this has just added to the overload.

There is always a battle for senior school places, especially at Shire Oak / Aldridge - how they can take the load of a further 3200 homes is beyond me?

Also at Portland medical practice the doctors do their best to see you within 48 hours if an emergency, but if you need routine appointment you are currently looking over a week appointment.

My sister is at St. John's Medical practice in Walsall Wood. Waiting times for appointments are far worse here.

The impact on the local roads with the plans of additional houses, plus a quarry plus a waste disposal site are very worrying indeed.

As for the proposed Industrial Park at Shire Oak. In my job as a sales representative for an engineering supply company, I travel all over the West Midlands. There are plenty of empty industrial units of all over the area of various sizes. There is no need for any further development especially on green belt land!

With regards to the sand extraction mine and a waste disposal site the impact on the surrounding area would be dreadful. The noise, the traffic and the pollution would be tremendous.

Plus the environmental issues with local wildlife, flora & fauna would be very much affected.

I always thought of this country as a green and pleasant land and thought that 'green belt status' was there to protect areas of countryside for us all to enjoy. This is the way it should stay.

There are many and various brown field sites across the borough that can be used for housing developments.

Green belt land across Shire Oak & Aldridge should not be used.

Yours sincerely

Jackie Wilson

From: TIM WILSON [REDACTED]
Sent: 06 June 2013 13:56
To: LDF@walsall.gov.uk
Subject: Planning 2026.

Dear Sirs,

Being a resident in Aldridge and very active in my community, I have discussed the above proposals with many residents who I can assure you feel the same as I do.

It is extremely important to preserve the Green Belt for the benefit of our Borough. Any intention to proceed with plans to build on any of it will not be accepted by residents and a campaign against such proposals will begin.

The Green Belt must be preserved in its current state, Aldridge in particular would not be the same if buildings were allowed on it. The current village feel of Aldridge would no longer be there and it would become over populated and ruined. Aldridge, in my view, already has too many residential dwellings and anymore would be a major issue.

Whilst I am fully aware of the need for future growth planning Nationally, I am sure that there must be other areas that can be utilised without the need of building on OUR green belt and upsetting alot of residents.

Out of interest, has the large industrial areas in Aldridge that are no longer used been looked at to see if they can be changed for residential dwellings?

Yours Faithfully,

Timothy Wilson
[REDACTED]

From: David Winders [REDACTED]
Sent: 23 May 2013 11:13
To: LDF@walsall.gov.uk
Subject: Local Green Belt

FAO The planning Engineers Department.

I am writing to express my concern regarding to the proposal to build 3,200 homes together with a new industrial park on designated green belt land around Shireoak and North Aldridge.

My concerns to the proposal are :-

1. Building of any kind on Green Belt Land.
2. Release of valuable agricultural land for building purposes is totally unacceptable when there are many spaces in the urban areas available for development.
3. Is compensation going to be paid to residents for the loss of the open aspect when in the first place paid a premium for the privilege of purchasing a property with a view should the scheme be approved.
4. Should the sand quarry reopen for business in Birch Lane then for road safety reasons the road from the site to Chester Road should be made wider, and traffic lights should be installed at the junction with Chester Road in anticipation of the increase in HGV traffic.
5. My further concern is when the quarry becomes redundant it will be used for land infill purposes, I am fully aware of the risks and consequence which can occur from drainage water from such sites entering the underground water courses contaminating drinking water supplies.
6. What consideration and agreement are going to be granted for the release and usage of methane gas from the site.
7. The area is not conducive for land infill with heavy bulldozers being used to compact material, with the resultant pyramid like other local land infill sites will be absolutely opposed should this be approved

8. Finally, I am against any proposal for the installation of any waste disposal recycling plant including road waste material reconditioning machinery without the full acceptance of such by the Environment Agency and the compliance to ISO Standard 14000 regarding to the emission of noise and dust with proper drainage facilities.

D Winders [REDACTED]

From: Councillor Flower M D
Sent: 24 May 2013 19:08
To: Smith Mike (Strategic Planning)
Subject: FW: Public Meeting poster

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Purple Category

More comments.

Councillor Mike Flower
Conservative, Aldridge North & Walsall Wood
Walsall Metropolitan Borough Council
Mobile: 07732 079881
Website/blog: www.mikeflower.com (contains political content)
Email: flowermd@walsall.gov.uk

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-----Original Message-----

From: Sarah Witheridge [REDACTED]
Sent: Friday, May 24, 2013 06:44 PM GMT Standard Time
To: [REDACTED]

Subject: RE: Public Meeting poster

Hi John,
Sadly, much as I would like to attend this meeting, we are away on holiday. Was the meeting perhaps arranged with the idea that many families will be away for the school holiday, and thus unable to register any protests at plans? I would be grateful if you could pass across my comments at the meeting?
I would be extremely disappointed if Walsall MBC allowed development on our green belt land. It was protected for good reasons, and should remain protected. All across the UK, green belt land is being nibbled away at by developers. I am sure developers would be happy if Walsall and Lichfield merged with no gaps in the middle!
Our eco systems and UK biodiversity are being threatened continuously. The UK Governments had successively promised better protection for our countryside and wildlife for the last 15+ years, but yet, every year more species become endangered and under threat of disappearing. Green corridors and green belt land gives opportunities for

wildlife to move as our environment changes. Which is why I have no faith in Government promises, and haven't for a long time. How silly of me yet again to think that election promises given would be kept. We have so much brown belt land needing redevelopment in Walsall just look at what used to be Goscote! without building what will undoubtedly be more executive 5 bedroom houses on our green belt land. Once lost, we can never regain this land.

I am extremely against the idea that growth can only come from construction. This is a terribly mis-guided policy and very damaging to our environment. Farmland should be protected, and farmers supported. Trade balances and UK trade deficits would be improved if we were not now having to import so much of our food. House building is just not the answer. Manufacturing, and services are much more valuable to our economy.

Thank you,
Kind regards

Sarah Witheridge

From: Morris John [mailto:MorrisJohn@walsall.gov.uk]

Sent: 23 May 2013 14:44

To: Morris John

Cc:

Subject: FW: Public Meeting poster

Good afternoon all,

For your information...

Your local Aldridge & Shire Oak councillors have called a

PUBLIC

MEETING

to discuss potential development
in the Green Belt around Aldridge
& Shire Oak

From: David Wootton [REDACTED]
Sent: 05 June 2013 12:47
To: LDF@walsall.gov.uk
Subject: Re. Green Belt/Open Space, Skip Lane rear of Launceston Road up to Three Crowns School, Newquay Road.

I have recently received a copy of a letter from Rose Martin concerning future planning issues in the area and would like to place on record my objection to the proposals for the above areas.

The area between the rear of Launceston Close and Three Crowns School is presently Greenbelt and used for farming/horse stabling. A redevelopment of this area would lead to problems with traffic, especially if the main access was via Newquay Road into the existing estate. The junction at the bottom of Newquay Road/ Redruth Road having very limited visibility and being very icy in winter. Also the local school is already full with no capacity for extension (and lots of traffic problems at start and finish times). There is no spare sewer capacity on the existing estate so totally new outlets would be required in Skip Lane which would cause major disruption.

Proposal for 12 houses on open space in Newquay Road. I would object to this proposal on the grounds that this area of open space is used by older children for football and cricket. There are no other facilities for children in this age group on this estate. As the existing estate has little open space this is a very valuable facility especially with children not having enough time to exercise at school.

David Wootton
[REDACTED].

From: Richard Worrall [REDACTED]
Sent: 03 June 2013 17:11
To: Smith Mike (Strategic Planning)
Subject: consultation response re sites policy on gypsies and travellers

Dear Mike,

I hope this e-mail address works, so if and when you do receive this consultation response, could you please acknowledge receipt?

In my recollection, the relevant policy proposal states that there is a need for an additional 39 authorised pitches within the Borough, being, I think, Walsall's share of the larger regional requirement.

I would like to express my full support for this policy, which, as and when implemented, would not only meet what I perceive to be the actual need, but would also have the effect of significantly reducing if not eliminating unauthorised encampments, whilst enabling more effective enforcement against any illegal incursions.

I hope this response is in suitable format for your purposes - if not, please come back to me.

Kind regards,

Richard Worrall,
Rushall-Shelfield Ward

From: [REDACTED]
Sent: 01 June 2013 08:26
To: LDF@walsall.gov.uk
Subject: HAVE YOUR SAY -- PLanning 2026 -- Consultation period April 22nd - June 3rd 2013

Dear Walsall Planning

**OBJECTION TO ANY BUILDING ON THE BOSTY LANE SITES CH85 AND CH86
AND ANY GREEN BELT LAND WITHIN THE PLANNING 2026 DOCUMENT**

I hope and pray that the red areas on your plans are not already doomed to be built on, in my experience of life once these lovely areas have been earmarked for development nothing anyone can say or do will change the planners decision, as we are always told we need homes for people to live in but if we are totally honest it is all down to money.

But our green belt is not about money it is there for our children and their children to enjoy and it is our duty to protect it! we cannot do much in our short lives but what we must try and do is protect our countryside.

I am not an educated person but I lived in the Walsall and surrounding areas all my life and I grew up in a totally different environment than today at the moment we still have our green belt land but once we start to build on these green fields then they will be lost forever!

So I want to raise my objection to building on greenbelt this must not be done!!

Regards

Mrs Diane Yates
[REDACTED]

Statutory Planning Consultees

Contact Details**First Name** Katherine**Surname** Burnett**Organisation / Company Name** Canal & River Trust**Address**

Peels Wharf
 Lichfield Street
 Fazeley
 Tamworth
 Staffs

Postcode

B78 3QZ

Email Address

Katherine.burnett@canalrivertrust.org.uk

Phone Number

07824 356538

Unique reference number

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual	<input type="checkbox"/>	Local Authority	<input type="checkbox"/>
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc	<input type="checkbox"/>
Developer or Investor	<input type="checkbox"/>	Public agency / organisation	<input type="checkbox"/>

Landowner	X	Statutory Consultee	X
Planning Agent or Consultant		Charity	X
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation			

7. Environmental Network

This section covers features of both the natural and built environment that are essential for the well-being of both people and the economy, which enhance the quality of life, or are of historic importance. It includes water issues (flood risk, water provision and drainage, and canals), strategic open space sites for recreation, a network of nature conservation sites, and historic buildings and landscapes. It attempts to highlight where different approaches to the environment might be needed for different locations in the Borough.

Our aim is to ensure protection and enhancement of important existing environmental assets, particularly in locations near to significant new development, and also to seek to extend links between sites wherever possible to deliver a high quality environmental network across the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. ENV:Q11	Comments
ENV: Q10 ENV: Q11	<p>ENV: Q10 Are there any specific proposals or allocations for land uses that would have an adverse impact on the canal network?</p> <p>Within the Issues and Options Schedule of Wards document 16 wards have been identified as having a stretch of canal through the ward or forming the boundary to the ward. The Walsall Canal, Walsall Town Arm, Wyrley & Essington Canal, Daw End Canal, Rushall Canal, Anglesey Branch are the canals within Walsall. The document identifies the location of proposed site allocations, and adjacent to the canals the allocations include: land for industry, potential housing allocations, open space, choices sites, waste sites and mineral sites.</p> <p>Canal & River Trust would require any development adjacent to the canals in Walsall to; not adversely affect the integrity of the waterway structure, quality of the water, result in unauthorised discharges and run off or encroachment; detrimentally affect the landscape, heritage, ecological quality and character of the waterways; prevent the waterways potential for being fully unlocked or discourage the use of the waterway network. The waterways can be used as tools in place making and place shaping, and contribute to the creation of</p>

	<p>sustainable communities. Canal & River Trust would seek for any development to relate appropriately to the waterway and optimise the benefits such a location can generate for all parts of the community.</p> <p>ENV: Q11 Do you know of any canalside sites to be promoted through the planning system for development, e.g. residential moorings?</p> <p>Canal & River Trust have put forward two sites within the call for sites document (Site at Bodmin Rise and Site at Daw End) to be considered for canalside development.</p>
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12. Sites, Choices and Constraints

The chapters earlier in the Site Allocation Document describe the different land uses that we have to accommodate in planning for the future of the borough. We now need to join these different land use requirements together. This section covers an explanation of where the sites have come from including Call for Sites, the sites we need to make key decisions on (“Choices sites”), issues around the Regeneration Corridors, the constraints we will consider and finally the changes we think are needed to the UDP allocation map.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. SCC:Q4	Comments
SCC: Q5	<p>SCC: Q5 Do you agree with the criteria above? What other criteria should we use to define the precise boundaries of the Regeneration Corridors?</p> <p>The regeneration corridors within Walsall which include canals are: Walsall Strategic Centre; Regeneration Corridor 5 Loxdale to Moxley; Regeneration Corridor 6 Darlaston, Willenhall, Wednesfield; Regeneration Corridor 7 Bloxwich to Birchills to Bescot; and Regeneration Corridor 15 Brownhills. The canals within these areas, Walsall Canal and Wyrley and Essington Canal, should not form the boundaries to these corridors. The canals are attractive settings for development and are being utilised as vehicles in place making and place shaping. Therefore the canal corridors should be included within a regeneration corridor to ensure the multifunctional benefits the canals can provide are realised.</p>

13. Delivery and Viability

The National Planning Policy Framework states that plans should be deliverable. The Black Country Core Strategy (BCCS) sets out the need to produce a Site Allocation Document to help deliver the sites and infrastructure needed to support the visions of the BCCS up to the end of the plan period (2026). This in many cases involves the re-development of former industrial sites for employment and other uses but a large proportion of these sites are affected by contamination and instability issues that can add significantly to costs and affect the viability of development. It may also be necessary to assemble parcels of land to provide an adequately sized site for development or to address infrastructure constraints such as the need to improve highway access. The BCCS requires arrangements to be made for the relocation of existing employment uses where employment sites are released for other uses.

What do you think?

(Please state all question numbers when answering any of the questions)

Question Number(s) e.g. DV:Q3	Comments
DV: Q1	<p>DV: Q1 Have we identified all issues that might affect the delivery of sites?</p> <p>Development opportunities adjacent to the canal will generate more usage of the towpaths and canal infrastructure contributing to sustainable communities. However, this will also lead to increased liabilities and maintenance issues such as increased wear and tear of the towpath and access points, litter and discharging of surface water into the network etc. In these instances the Council should look to prioritise securing contributions to improve the canal infrastructure and towpaths as part of development proposals and to mitigate any other issues that may arise from developments due to the extra liabilities and demands associated with waterside development. The Site Allocations document promotes a number of sites adjacent to the canals for development. Therefore in these locations the canal infrastructure should be considered essential and prioritised in accordance with tests for planning obligations.</p>



ENGLISH HERITAGE

ID: 812

WEST MIDLANDS REGION

Mr D Elsworthy
Planning and Building Control
Regeneration Directorate
Walsall Council
Civic Centre
Darwall Street
Walsall WS1 1DG

Our ref: HD/P LDF
Your ref:
Telephone 0121 625 6851
Fax 0121 625 6820

3 June 2013

Dear Mr Elsworthy

re: WALSALL SITE ALLOCATIONS DOCUMENT ISSUES AND OPTIONS REPORT

Thank you for your email inviting comments on the Walsall Site Allocations Issues and Options Report.

In the view of the priority to submit comments to feed into the Council's internal reporting procedures, this response is given in outline to highlight any issues that may require further discussion and development through the plan-making process. The outline response is set out in the attached schedule.

At this stage our response focuses on those policy areas likely to be of most relevance to the conservation and enhancement of the Borough's historic environment and heritage assets. However, there may be additional matters and site specific issues that become relevant as the plan-making process proceeds.

In this context, and in support of our Duty to Cooperate, I would be happy to coordinate a meeting with the Council to follow-up our comments and recommendations in more detail.

Yours sincerely

Amanda Smith
Historic Environment Planning Adviser
E-mail: amanda.smith@english-heritage.org.uk



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Walsall Issues and Options Report: Schedule of Outline Comments – English Heritage

Matter / Question/ Policy	Comment	Recommendation
<p>Introduction and Objectives INT Q1</p>	<p>English Heritage welcomes in the inclusion of a specific objective (6) on protecting and enhancing the Borough’s natural and ‘built environmental assets’. The terminology used, however, should reflect that in the NPPF and in particular clearly refer the historic environment and heritage assets.</p> <p>Objective 5 refers to the definition of ‘integrated environment networks’ – such networks may include heritage assets (e.g. canal network, historic parks and gardens).</p> <p>We consider additional objectives are required to address: (i) conserving and enhancing local character and distinctiveness; and (ii) delivering good design.</p>	<p>We recommend the wording of Objective 6 is amended to refer to the historic environment e.g.’ .. Protect and enhance the Walsall’s natural, built and historic environment and assets of national and local importance’.</p> <p>Ensure environmental networks take account of the contribution of heritage assets.</p> <p>Include additional objective(s) dealing with local character and distinctiveness and design (e.g. NPPF 56-68; 126; 131)</p>
<p>Key Issues AW: Q1</p>	<p>English Heritage is concerned that the outline of key issues does not include any explicit consideration of the Borough’s historic environment and heritage assets beyond references to canals. This fails to meet the requirements of the NPPF with respect to setting out a positive strategy for the conservation and enjoyment of the historic environment (NPPF 126).</p> <p>The evidence base to draw on should include: the Historic Environment Record; the Black Country Historic Landscape Characterisation; national Heritage at Risk Register; Conservation Area Appraisals and Management Plans; the Local List of heritage</p>	<p>Include an overview of the Borough’s historic environment and heritage assets (designated and non-designated). This overview should take into account the considerations set out in the NPPF at 126.</p>

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Matter / Question/ Policy	Comment	Recommendation
	assets.	
Sustainability Appraisal - Options Appraisal Report AW Q2	English Heritage welcomes the inclusion of a specific objective on cultural heritage as part of the sustainability appraisal framework. At this stage we have not considered the findings of the options report in further detail.	
Housing – key issues HO Q1	Other key issues associated with housing include design quality, sustainability and integration with the existing urban fabric.	The importance of good quality design should be positively recognised.
Housing – evidence HO Q10 and HO Q14	The overview in Chapter 12 of Sites, Choices and Constraints does not include any reference to taking into account potential implications for heritage assets, including their setting. This fails to conform to the NPPF (e.g. 169, 157 and 7 th point). English Heritage requires clarification on the evidence base on the historic environment and heritage used to inform the SHLAA and the selection of ‘Choice Sites’. This includes the potential for archaeological interest (NPPF 169,128).	It should be clearly demonstrated that an adequate, up-to-date and relevant evidence base on the historic environment and heritage assets has been used to inform the initial assessments and the selection of ‘Choices Sites’ in accordance with the requirements of the NPPF.
Housing – evidence HO Q11	The density of individual sites should be informed by the wider context and the character of the surrounding area. This is to help ensure new development integrates with the existing built environment and responds to site specific opportunities, as for example open space, the canal network.	
Housing – evidence HO Q12	English Heritage is disappointed that the importance and value of good design is not more positively championed by the document. We appreciate that Joint Core Strategy already includes a design policy and that the Borough has a design SPD. However, we	We consider that the document should more positively support good design, in accordance with the NPPF, and include locally specific design policies.

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	<p>consider there is the opportunity to take forward the requirements of the NPPF (e.g. 58) by including further, more detailed design policies. These would serve to provide a local expression of national guidance as well as identify borough-wide as well as site specific priorities and opportunities.</p> <p>The objectives for the plan mention the regeneration of housing areas. A current issue is the retrofitting of the existing housing stock in support of energy efficiency. This can include historic buildings as well as those of more recent construction. For buildings of traditional construction it will be important to ensure that any measures are appropriate and do not harm the significance of the building as well as adversely affect the wider character of a place. Is this an issue the document might address to some degree in addition to design of new housing?</p>	<p>The renewal and regeneration of the existing housing stock warrants greater consideration.</p>
<p>Housing – Options HO Q15, 16, 17</p>	<p>The primary concern of English Heritage at this stage is to ensure that the analysis of the preferred option is appropriately informed by an evidence base on the potential implications for the historic environment.</p>	<p>Further evaluation of a preferred option needs to be informed by potential implications for the Borough’s historic environment and heritage assets.</p>
<p>Industrial Land IN Q1-Q6</p>	<p>The primary concern of English Heritage at this stage is to ensure that the analysis of the preferred option is appropriately informed by an evidence base on the potential implications for the historic environment.</p>	<p>Further evaluation of a preferred option needs to be informed by potential implications for the Borough’s historic environment and heritage assets.</p>
<p>Shopping and Services – Key Issues SH Q1</p>	<p>Sustaining and enhancing the individuality of centres can help support their vitality and viability. This can be linked to their particular retail offer and other uses such as cultural and leisure facilities, but also their distinctive character and quality as reflected</p>	<p>The document should positively recognise and realise the contribution the historic character and heritage assets of centres can make to their future vitality and</p>

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	in their built environment and public realm. The historic environment and heritage assets contribute to local character and distinctiveness. In developing the policy framework for the Borough's centres, the opportunity should hence to be taken to fully realise this contribution by investing in the maintenance, management and sustainable reuse of their heritage assets and positively championing their historic character and wider cultural heritage.	viability.
Open Space OS Q1	Another issue that should be taken into account is the heritage significance of existing open space. An area of open space might be a heritage asset in its right (e.g. designed park or garden), include heritage assets (e.g. archaeological remains, historic landscape features) or contribute to the character and appearance of a conservation area or other valued historic place.	Take account of the heritage significance of open spaces.
Open Space Options OS Q5	As outlined in our response to Question OS 1, open space can have heritage significance. As such English Heritage recommends the analysis of the preferred option is appropriately informed by an evidence base on the potential implications for the historic environment.	
Community and Indoor Leisure Facilities CL Q1 and CL Q2	English Heritage welcomes the inclusion of places of worship within the scope of community facilities. There may be opportunities for encouraging their multiple use for a wider range of community activities, and indeed in certain cases for their change of use. English Heritage would be happy to provide further information on this drawing on our casework for the area and policy support for Places of Worship which are identified as at risk in the national Heritage at Risk Register.	English Heritage welcomes the opportunity to provide further information on particular opportunities that might relate to the continued sustainable use of Places of Worship.

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Environmental Networks ENV Q1	<p>As a general comment English Heritage recommends for consistency with the NPPF that the terms historic environment and heritage assets are used throughout the document.</p> <p>We agree heritage assets can make an important contribution to environmental networks and to their supporting functions such as enhancing and reinforcing local character and distinctiveness.</p> <p>With regard to Map 7.2 no reference is made to undesignated heritage assets identified on the Historic Environment Record. We appreciate that the mapping of individual sites is difficult to achieve, however, an appropriate analysis of the data could help to identify relevant sites in the context of environmental networks.</p> <p>The map also shows listed buildings – this requires further clarification as we suspect the mapping only identifies a limited sub-set of the full stock of listed buildings (Grade I, II*, II).</p> <p>In conjunction with site specific data sets on heritage assets, we also believe the historic character of the Borough's landscape (townscape) should be recognised. The Black Country Historic Landscape Characterisation provides a broad framework for this.</p>	<p>The evidence base on the historic environment and heritage assets for the development of this topic area requires further development to help to ensure that all opportunities for an integrated network are realised.</p> <p>The character of the Borough's landscape should be considered using the Black Country Landscape Characterisation as an initial framework.</p>
Environmental Networks – canals ENV Q10	English Heritage agrees that the canal network is an important element of the heritage resource of the Borough. As such it will be important that any new development associated with the canal network is appropriately located and designed in order to sustain and enhance its heritage significance as well as other social and	English Heritage would be happy to discuss in more depth any proposed site allocations likely to impinge on the canal network.

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	environmental benefits.	
Historic Environment General Comment	<p>Whilst English Heritage welcomes the inclusion of this overview of the historic environment as part of the consultation document, we feel that in some aspects the contribution of the Borough's historic environment and heritage assets could be more positively expressed.</p> <p>The NPPF is clear that the protection and enhancement of the historic environment is a key dimension of sustainable development (NPPF 7). It is further emphasised that to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously (NPPF 8). The NPPF also requires that local plans should include a clear and positive strategy for the conservation and enjoyment of the historic environment in their area, including heritage assets most at risk through neglect, decay or other threats, (NPPF, 126). Furthermore local plans are required to contain a strategy for the enhancement of the historic environment as well as seeking positive improvements in its quality as an integral part of sustainable development (NPPF, 9 and 157).</p> <p>We acknowledge the Joint Core Strategy for the Black Country includes Policy ENV2 Historic Character and Local Distinctiveness. Whilst ENV2 provides a strategic policy basis. English Heritage considers that a positive strategy for the conservation and enjoyment of the Borough's historic environment requires further expression through the emerging strategy and policy framework of</p>	The policy framework and site allocations need to demonstrate how a positive strategy for the Borough's historic environment will be taken forward and realised in accordance with the NPPF and building on the strategy policy framework established by the Black Country Joint Core Strategy.

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	<p>the Site Allocations Document. This will help to demonstrate how the document is providing a locally informed interpretation of the Joint Core Strategy, and national guidance, and also responding to local challenges and opportunities.</p> <p>This should be achieved by:</p> <ul style="list-style-type: none"> (i) the inclusion of appropriate references in other policy areas to reflect the role the historic environment and heritage might play in supporting other plan objectives; (ii) the identification of areas where development might need to be limited in order to conserve heritage assets or would be inappropriate due to its impact upon the historic environment (NPPF, 157); and (iii) the inclusion of specific policies to address the local circumstances of the plan area and the delivery of identified allocations, as for example development in conservation areas, the approach to development proposals likely to affect locally important heritage assets, historic landscapes including unregistered historic parks and gardens, heritage assets at risk, and enabling development. 	
<p>Historic Environment ENV Q12 and Q13</p>	<p>English Heritage requires further information on the likely scale and format of the proposals map to inform our response this question. Ideally we would advise that all designated heritage assets are included that can be represented as an area extent e.g. Conservation Areas, Registered Parks and Gardens, Scheduled Monuments. We appreciate the potential difficulties of representing data on listed buildings. However, this could be</p>	<p>Subject to further information on the scale and format of the proposals map, we recommend that the range of assets shown on Map 7.2 requires review and further clarification.</p>

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	<p>achieved via a notational illustration. We have already asked for clarification on the scope of the listed buildings currently shown on Map 7.2.</p> <p>With regard to other heritage assets, particularly non-designated assets of archaeological interest, a possible approach would be to indicate areas of archaeological potential and interest as for example used in Dudley MBC. This</p>	
Historic Environment ENV Q14	English Heritage endorses the importance of an up-to-date evidence base, this including conservation area appraisals and management plans. Local authorities also have a statutory duty to determine whether they should designate new conservation areas or extend existing ones. Hence any proposed review should be undertaken in support of a positive strategy for the conservation and enjoyment of the Borough's historic environment and heritage assets.	
Historic Environment ENV Q15	English Heritage needs to review the proposed changes to Policy ENV8 in the context of our current casework involvement with the site.	English Heritage wishes to discuss in more detail any site specific or policy changes relating to Great Barr Hall because of the significance of the heritage assets and the substantive involvement English Heritage has had with the site through our statutory casework.
Minerals	English Heritage welcomes the consideration given to building stone resources.	
Sites, Choices and Constraints	The overview in Chapter 12 of Sites, Choices and Constraints does	It should be clearly demonstrated that an

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SCC Q3 and SCC Q4	<p>not include any reference to taking into account potential implications for heritage assets, including their setting. This fails to conform to the NPPF (e.g. 169, 157 and 7th point).</p> <p>English Heritage requires clarification on the evidence base on the historic environment and heritage used to inform the SHLAA and the selection of 'Choice Sites'. This includes the potential for archaeological interest (NPPF 169,128).</p> <p>The supporting Ward Maps Schedule only maps conservation areas, canals and the Great Barr Hall Estate. No information is presented on designated sites of archaeological interest (scheduled monuments), listed buildings (Grade I, II*, II), Registered Parks and Gardens or undesignated heritage assets recorded on the Historic Environment Record.</p>	<p>adequate, up-to-date and relevant evidence base on the historic environment and heritage assets has been used to inform the initial assessments and the selection of 'Choices Sites' in accordance with the requirements of the NPPF.</p> <p>English Heritage wishes to discuss in more detail any site specific or policy changes relating to Great Barr Hall because of the significance of the heritage assets and the substantive involvement English Heritage has had with the site through our statutory casework.</p>

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Mr David Elsworthy
Walsall Metropolitan Borough Council
Regeneration Strategy
The Civic Centre Darwall Street
Walsall
West Midlands
WS1 1DG

Our ref: UT/2006/000279/SL-
01/IS1-L01
Your ref: 1261
Date: 03 June 2013

Dear Mr Elsworthy

SITE ALLOCATIONS AND POLICIES

ISSUES AND OPTIONS

Thank you for consulting the Environment Agency regarding the Walsall Site Allocation Document which we received on 19 April 2013.

We have reviewed the strategic sites put forward within this paper, commenting below on any environmental constraints that may affect the deliverability of the sites for their proposed use, and any additional work that may be required to support their allocation.

The majority of the sites are over 1ha in size (i.e. all sites classified as 'strategic') therefore will require a site specific Flood Risk Assessment to be submitted alongside any planning application, in order to address surface drainage issues. This has not been covered in our site-specific comments below as this is a general requirement that should not impact on the deliverability of these sites. We can however provide more detailed comments on this if you wish at Preferred Options stage.

We actively encourage the use of SuDS at new developments; however where land may be previous contaminated, proposals for the drainage of surface or roof water into the ground will need to take into account the findings of the Preliminary Risk Assessment and any subsequent site investigation. If contamination is present and surface water is to be drained to ground then the contamination risk assessment will need to consider the additional infiltration from the surface and roof water system(s).

Common constraints that occur throughout the screening of these sites are that of contaminated land that poses a risk to Controlled waters (i.e. the underlying aquifer or surface water bodies and streams). We have detailed where this assessment will be required however this is not definitive and your Authority should be aware that this is an issue on any brownfield site that has historically been subject to a contaminative land use.

Environment Agency
9, Sentinel House Wellington Crescent, Fradley Park, Lichfield, WS13 8RR.
Customer services line: 03708 506 506
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We have flagged up where flood risk is an issue, with the advice to steer away from these areas. Should your authority choose to allocate such land, the Sequential Test and Exception Test should be applied and evidence of this provided for the inspector. Guidance on this is found within PPS25's Practice Guide (not yet superseded by the NPPF).

A large part of the Environment Agency's work now is to implement the Water Framework Directive (WFD), a European Directive which aims to protect and improve the water environment. It applies to surface waters and groundwater.

The Environment Agency has published River Basin Management Plans (RBMPs) that identify measures that will achieve WFD requirements for all water bodies in England and Wales. Regulation 17 of the Water Environment (WFD) (England & Wales) Regulations 2003 places a duty on each public body including local planning authorities to 'have regard to' RBMPs.

When undertaking the development of a site, or the proposed development of a site, an assessment should be made to:

- identify when there might be impacts on water bodies;
- seek options that reduce impacts on water bodies;
- assess the risk of deterioration or failing to improve water bodies;
- require all practicable mitigation;
- prevent deterioration of current water body status;
- take listed measures in RBMPs into account;
- consider alternative development options that would avoid or reduce impacts on water bodies;
- seek opportunities to improve water bodies; and
- consider objectives in RBMPs for protected areas.

We will provide specific comments on how your sites are impacted by this at Preferred Options stage, as we note that the call for sites in Walsall has been extended until 31 December 2013. However in the meantime we recommend the following guidance, which provides advice on how Local Authorities can fulfill their duties in implementing this directive. Please pass on to any other colleagues you feel may benefit from this (including those outside planning). A list is included within the document stating which LPA roles may have a role to play with regards to this.

http://www.sustainabilitywestmidlands.org.uk//media/resources/Final_Executive_Summary_June_2012.pdf

We have the following comments to make in relation to the questions posed in the issues and options report that are within our spatial planning remit.

AW: Q3

Are there any other policy documents that we ought to take into account (other than those described in the topic chapters)?

Humber River Basin Management Plan: Water in rivers, estuaries, coasts and aquifers will improve under measures set out in our river basin management plans, drawn up for river basin districts across England and Wales under the Water Framework Directive.

River basin management plans protect and improve the water environment and have been developed in consultation with organisations and individuals.

They contain the main issues for the water environment and the actions we all need to take to deal with them.

Our river basin management plans have been approved by the Secretary of State for the Department for Environment, Food and Rural Affairs, and the Welsh Minister. Walsall is located within the River Humber Basin, and has a number of tributaries located at the top of the catchment. Further information can be found by following this link <http://www.environment-agency.gov.uk/research/planning/124803.aspx>

This plan focuses on the protection, improvement and sustainable use of the water environment. Many organisations and individuals help to protect and improve the water environment for the benefit of people and wildlife. River basin management is the approach the Environment Agency is using to ensure our combined efforts achieve the improvement needed in the Humber River Basin District (RBD).

River basin management is a continuous process of planning and delivery. The Water Framework Directive introduces a formal series of 6 year cycles. The first cycle will end in 2015 when, following further planning and consultation, this plan will be updated and reissued.

Environmental Network

ENV: Q4 Are there any proposals for other allocations in the SAD that would have an unacceptable adverse impact on any designated conservation sites?

Sites that could impact upon any designated nature conservation sites would need to show that the impact upon nature conservation has been assessed during the planning application process and that adequate mitigation measures have been put in place. No net loss in biodiversity should occur. Where loss cannot be mitigated against on site, suitable offsite options should be sourced. It must also be recognised that undesignated sites may still have some conservation value and could house protected species. Each application would need to be assessed on its own merit for its impact on nature conservation at the time of application.

Allocations near watercourse will need to assess the ecological and morphological impact of development on the WFD (Water Framework Directive) status of the watercourse and whether the development would inhibit that water body achieving good status in the timescales assigned. Development should look to incorporate opportunities to restore watercourses by deculverting, removing weirs, increasing morphological and habitat diversity.

Water & Flood Risk Management:

ENV: Q5 Are the key issues for the avoidance and mitigation of flood risk identified in the SAD?

The commentary regarding the avoidance and mitigation of flood risk is reflective of national policy and best practice guidance, but there is also a general ethos that the needs to ensure that development is safe from flooding must also be balanced against the need for economic development. The importance of Black Country Core Strategy policy ENV 5 is clearly noted in the commentary. We are satisfied that the chapter clearly sets out Walsall's goals and their approach is consistent with national policy and best practice.

ENV: Q6 Should the Council consider guidance on how developers and other applicants can incorporate sustainable drainage systems in new developments?

It would be inadvisable for the Council to pre-empt Defra's forthcoming National Standards for Sustainable Drainage Systems by considering their own separate guidance document for the design, construction, operation and maintenance of sustainable drainage systems in new developments. The National Standards were drafted by Defra in December 2011 and consultation responses were published in August 2012. Currently, the National Standards are still to be published but are anticipated to be published in October 2013, with the SuDS Approving Body role being imposed on Lead Local Flood Authorities in April 2014. If, following the publication of the National Standards, Walsall Council would wish to consider the development of their own SuDS guidance, and then this could be based around the National Standards with details/ criteria specific to the administrative area.

However we appreciate that the Defra national standards document is likely to be published during the development of this document, (prior to the final consultation for the final document which is due to be published early in 2015. We request that you contact us when the Defra guidance is published to discuss the matter further, so that if you do propose to produce a locally specific document we can work in partnership to ensure that that it provides the information required to ensure that there is no delay to any subsequent planning applications. It is important that guidance allows developers to understand any potential costs and procedures at the earliest opportunity. Any future guidance on SuDS should highlight how SuDS can be enhanced for biodiversity as well as reducing surface water management and improving water quality. This will aid the amenity and ecological value of a site

ENV7 are there any specific areas of the Borough that should be the focus of future work to assess the capacity of, and impacts on water supply? If so where?

Drinking water supplied to households by water companies is of high quality and complies with strict standards enforced by the Drinking Water Inspectorate. Where water is abstracted from a water body for human consumption, the water body is designated as a Drinking Water Protected Area (DrWPA) – additional objectives apply and where necessary, additional action is put in place to protect the quality of the raw water abstracted.

The UK's Climate Projections (UKCP09) shows that this region is likely to experience hotter drier summers, warmer wetter winters and rising sea levels. This is likely to have a significant effect on environmental conditions and will increase the impact of human activity on the water environment. It is essential that the actions in this plan take account of the likely effects of climate change. What is done now must not make it harder to deal with problems in the future.

The Black Country Core Strategy Policy ENV 5 covers many of our recommended actions to safeguard water resources: The way that urban land is used should also protect and restore habitats, species and natural processes. We want to see reduced runoff from urban development and roads as this reduces diversity in aquatic plants and animals. Measures such as sustainable drainage systems and, clearly understood and effectively enforced planning policies at the regional and local level are essential to the success of this objective.

ENV: Q8 Do you know of any evidence to suggest that new development proposed through the SAD will require upgrading of capacity of wastewater treatment works in the Borough?

Water companies are major partners in the management and protection of the water environment. The Environment Agency works with companies, consumers and government to ensure that the sector's environmental work is planned and implemented in a way that is affordable for the public.

Improvement of continuous and intermittent sewage effluent discharges and of water resources management will be carried out as part of the ongoing water industry asset management programme. The companies' programme of work under the periodic review of water industry investment in 2009 will make a large contribution to meeting the objectives in this plan. This includes carrying out investigations, and specific improvement schemes to address water quality or water resources.

Improvements to water company assets under the next round of company investment (Asset Management Programme – AMP5), to deliver water quality improvements and continue to reduce the impact of abstraction under a range of environmental Directives (Water Companies). We recommend that you consult Severn Trent PLC to discuss any concerns they have with regard to the delivery of infrastructure.

We welcome the proposal for your Authority to undertake a detailed Water Cycle Study for the Borough, to prevent deterioration in the status of the Boroughs surface water and groundwater bodies as required by the Water Framework Directive.

We are currently developing waterbody improvement plans (WIPs) and waterbody action Plans (WAPs) as soon as the documents are finalised we will contact your Authority to share them with you as they may have implications for the delivery of development on some sites that could be allocated for future development .

ENV: Q16 Which option do you agree with most and why?

We have a preference for Option 2 for the following reasons;

Establishing a coherent and resilient ecological network will help wildlife cope with challenges faced now and in the future. A larger, more effective ecological network can also help society cope with climate change e.g. by restoring hydrological processes or providing green spaces in urban areas to reduce the heat-island effect.

In order to halt wildlife decline and to sustain robust populations within the borough, sites need to be connected and allow for the movement of individuals between areas. The only way to achieve sufficient ecological connections is through a more strategic approach. This will allow the targeting of resources which should lead to more conducive environmental gains.

The approach should look to follow the recommendations in the 2010 'Making Space for Nature' by:

- Improving the quality of current sites by better habitat management
- Increasing the size of current wildlife sites
- Enhancing connections between, or joining up, sites either through physical corridors or 'stepping stones'
- Creating new sites
- Reducing the pressures on wildlife by improving the wider environment including through buffering wildlife sites.

Land Contamination

We note that the Enterprise Zone sites in Darlaston are somewhat outside the remit of this report, as they are already subject to a Local Development Order as commented on before, but some are recognised as being significantly contaminated. We note that the familiar Goscote Lane former copper works site is correctly identified as being notably contaminated (p. 6 of Appendix), as well as the Fryers Road land (p. 34), Moxley Tip (p. 51) and former Caparo site (p. 59).

Minerals

M: Q6B Do you have any comments on the proposed boundaries for areas of search MXA1: Aldridge, MXA2: Branton Hill and MAX3: Stubbers Green?

M: Q8 Do you have any comments on the Potential New Mineral Extraction?

MXA3 (Stubbers Green)

This area would need further work to consider the ecological impacts of mineral extraction. The site is within Stubbers Green SINC but is also adjacent to Stubbers Green Bog SSSI and within 400m of Swan Pool and the Swag SSSI. Extraction here could potentially have a big impact on the habitat corridor and connectivity between these important sites.

MXA4 (Yorks Bridge)

Further consideration would be needed to the effect on Cannock Extension Canal SAC and the connectivity of habitat through to Chasewater SSSI and Cannock Chase SAC.

M: Q9 Do you think that there will be the need for “borrow pits” in Walsall at any time during the plan period, to supply fill material for engineering projects?

Any planned borrow pits should have a relevant restoration plan that looks to significantly enhance the site for wildlife and improve habitat connectivity.

M: Q11A Can you identify any significant harmful or negative effects likely to arise from the mineral extraction proposals identified within this document? How could we mitigate and manage these effects?

MXA3 (Stubbers Green)

This area would need further work to consider the ecological impacts of mineral extraction. The site is within Stubbers Green SINC but is also adjacent to Stubbers Green Bog SSSI and within 400m of Swan Pool and the Swag SSSI. Extraction here could potentially have a big impact on the habitat corridor and connectivity between these important sites.

MXA4 (Yorks Bridge)

Further consideration would be needed to the effect on Cannock Extension Canal SAC and the connectivity of habitat through to Chasewater SSSI and Cannock Chase SAC.

M: Q11B Can you identify any positive effects or benefits likely to arise from the mineral extraction proposals identified within this document? How can we ensure that any benefits, such as environmental enhancement, are realised?

Mineral sites provide a potential means for restoration to priority habitat such as heathland or wetland areas assuming the site is of low ecological value prior to works

commencing. Certain sites may also allow for river restoration and enhancement of SSSI habitat. In order to achieve this, restoration must be built into the quarry design and an appropriate plan agreed.

M: Q11D Do you agree with the proposal that site allocation policies for mineral extraction should include general requirements for mitigation and enhancement during the extraction phase? If so, what requirements should apply to the potential proposals identified (MXP1 – MXP4)

We agree that general requirements for mitigation and enhancement during the extraction phase are needed in order to preserve and enhance the value of the site for biodiversity and mitigate against any habitat loss. Restoration should be seen as a progressive action throughout the life of the quarry. Careful planning of the working method to minimise disturbance and manage existing or developing habitats, with the final restoration objectives in mind, will allow an early opportunity for species to colonise. Consideration should be given to soil movement & storage, ripping and subsoiling and soil fertility. It is important that during the working life of a quarry a small percentage of original landform/habitat is retained to act as a refuge for wildlife and to better aid recolonisation.

M: Q11E Do you agree with the proposal that the site allocations policies for mineral extraction should include general requirements for restoration, aftercare and after use? If so, what requirements should apply to the potential proposals identified (MXP1 – MXP4)?

We agree that general requirements for restoration, aftercare and after use should be included within site allocation policies. This will ensure the correct balance between social, economic and environmental needs is achieved after mineral extraction has finished. Sites should look to restore and enhance the environment for biodiversity. Where sites are adjacent to SSSIs or SINCs they should look to extend this habitat. Sites adjacent to water courses should look to provide environmental improvements in line with WFD requirements. This should look to renaturalise watercourses where appropriate, improve morphology and habitat structure and deculvert where applicable. Consideration should also be given to the restoration of the site to supporting the delivery of the aspirations of the River Humber River Basin Management Plan, and waterbody improvements plans and water body actions plans that are relevant to the Borough.

M: Q11F Do you agree that all sites being considered for potential mineral development allocations in the SAD, including those we have identified, should be assessed using the criteria set out in the BCCS Policy MIN5 in addition to the sustainability appraisal?

We agree that the criteria in BCCS Policy MIN5 as well as a sustainability appraisal would be an appropriate method of assessment.

Site Choices

SCC: Q3 From the list of sites we have identified as 'choices sites', do you have any views about which uses you would prefer?

Choices site 6 The proposed land allocation opposite Goscote Wedge SINC, next to Rough Brook is currently open space, we would prefer the site to remain as open space in order to maintain habitat corridor along the brook.

Choices site 10 The proposed land allocation within the Bescot triangle has the potential to provide important biodiversity amenity and we would prefer the site to be safeguarded as open space for habitat connectivity.

Choices site 14 The proposed land allocation 'Bournvale motors' is in close proximity to Jockey fields SSSI. Retention of greenbelt would help with the integrity of the SSSI.

Choices sites 23 & 24 We recommend the retention of open space to provide a buffer between housing and the Ford Brook.

Choices site 26 We recommend this site is safeguarded as open space.

Choices site 29 We recommend that this site remain as open space for retention of Goscote Lodge SINC.

Choices site 36 We recommend the retention of green belt to allow buffer with watercourse and prevent disturbance to King's Hayes field SINC.

Choices site 43 We recommend the retention of green belt designation to limit disturbance to Jockey Fields SSSI.

Choices site 89 We recommend the retention of green belt designation to limit disturbance to Cuckoo's Nook and the Dingle LNR and Three Crowns pasture SINC.

Choices site 91 We recommend the retention of open space to maintain habitat corridor.

In addition to the above comments we have produced a spreadsheet providing an indication of the suitable uses for sites listed within the document for allocation, this information covers approximately 900 sites as listed within the attached appendices, and highlights potential concerns about flood risk and the protection of groundwater paying due regard to the requirements of the NPPF and the Black Country Core Strategy.

We hope that you find our comments helpful in the preparation of the preferred choices document and in determining which sites will be taken forward for allocation.

We are keen to work in co-operation with your Authority to support your development of strategic documents, and assist with the development of documents including the proposed water cycle study and developer guidance to ensure the delivery of sustainable development.

Yours sincerely

Mrs Becky Clarke
Sustainable Places Technical Advisor

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Mr David Elsworthy
Walsall Metropolitan Borough Council
Regeneration Strategy
The Civic Centre Darwall Street
Walsall
West Midlands
WS1 1DG

Our ref: UT/2006/000279/SL-
01/IS1-L01
Your ref: 1261
Date: 03 June 2013

Dear Mr Elsworthy

WALSALL TOWN CENTRE AREA ACTION PLAN

ISSUES AND OPTIONS REPORT

Thank you for consulting the Environment Agency regarding the Walsall Town Centre Area Action Plan which we received on 19 April 2013.

We have the following comments to make in relation to the Environment Agency remit within the planning system.

Environmental Infrastructure

AV: Q2 Do you agree with the AAP objectives? If you disagree, why?

We strongly support the inclusion of AAP objective 9 *'promote the sustainability of the centre by delivering environmental infrastructure and improvements that will deliver a range of benefits,'*

The town centre is vulnerable to surface water flooding, fluvial flooding from the largely culverted Ford Brook and the urban heat island effect due to the lack of existing green infrastructure provision.

The adopted Black Country Core Strategy Policy ENV5 does include measures to help to mitigate some of these problems; however it may be helpful to consider the inclusion of specific guidance to support Developers in delivering this policy within new town centre developments.

There have been some excellent examples of sustainable development and the incorporation of green infrastructure including the Jessop's housing development at Walsall Waterfront which incorporates a range of sustainable technologies and SuDS including green roofs on dwellings and even garden sheds.

Not only has this provided significant benefits to new residents of the development, but it has created green stepping stones from biodiversity and helped to reduce the urban heat island effect, and contributed towards the reduction of flood risk.

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We would strongly support new development that include some of these features within the Town centre to help to increase stepping stone habitats to provide an ecological link / wildlife corridor from the Arboretum and the canal arm to the wider area.

LV: Q25 which of the above options do you agree with and why?

We prefer design option 3, 'The AAP seeks exemplar design standards for new buildings in predominant locations to set precedence for the town centre'.

We believe that promoting high quality design that supports sustainable development in line with BCCS policies including ENV5 would help to enhance the character, environment, and image of the town centre. New developments that include green infrastructure such as green roofs and rainwater harvesting provide a range of benefits including reducing the urban heat island effect and reduced running costs for the occupants.

The UK's Climate Projections (UKCP09) shows that this region is likely to experience hotter drier summers, warmer wetter winters and rising sea levels. This is likely to have a significant effect on environmental conditions and will increase the impact of human activity on the water environment. It is essential that the actions in this plan take account of the likely effects of climate change. What is done now must not make it harder to deal with problems in the future, even if this does require some planning applications that would fail to meet sustainability objectives to be refused planning permission.

LV: Q36 Which of the above options do you agree with most, and why?

We prefer Environmental Option 1 'The AAP highlights existing environmental assets where improvements will be sought' We support the creation of wildlife corridors and offering opportunities for climate change mitigation and adaptation.

Establishing a coherent and resilient ecological network will help wildlife cope with challenges faced now and in the future. A larger, more effective ecological network can also help society cope with climate change e.g. by restoring hydrological processes or providing green spaces in urban areas to reduce the heat-island effect.

In order to halt wildlife decline and to sustain robust populations within the borough, sites need to be connected and allow for the movement of individuals between areas. The only way to achieve sufficient ecological connections is through a more strategic approach. This will allow the targeting of resources which should lead to more conducive environmental gains.

The approach should look to follow the recommendations in the 2010 'Making Space for Nature' by:

- Improving the quality of current sites by better habitat management
- Increasing the size of current wildlife sites
- Enhancing connections between, or joining up, sites either through physical corridors or 'stepping stones'
- Creating new sites
- Reducing the pressures on wildlife by improving the wider environment including through buffering wildlife sites.

We actively encourage the use of SuDS at new developments; however where land

may be previous contaminated, proposals for the drainage of surface or roof water into the ground will need to take into account the findings of the Preliminary Risk Assessment and any subsequent site investigation. If contamination is present and surface water is to be drained to ground then the contamination risk assessment will need to consider the additional infiltration from the surface and roof water system(s).

Flood Risk

SI: Q5 Which of the above options do you agree with most and why?

We prefer FRM option 1 'The AAP takes a strategic approach to integrating water management infrastructure, such as Sustainable Drainage Systems, into the design of the public realm in the Town Centre.

Some areas of the Town centre are located within Flood Zone 2 in line with our flood risk model for the Ford Brook. We have more recently published a map for surface water flooding which indicates where surface water flooding may occur and it identifies potential overland surface water flow routes. We welcome the review of this information and the updating of the strategic flood risk assessment to allow a detailed understanding of flood risk to be determined and for a number of recommendations for Developers to consider when designing new buildings.

From our previous involvement with planning applications for sites located within Flood Zone 2, there have been complications in designing building that are both flood resilient but also offer street level easy access for pedestrians. Developers seek to avoid the creation of a step or ramp as it may pose difficulties when people with disabilities wish to access a store. This is contrary to our flood risk standing advice that recommends the raising of finished floor levels to protect properties from shallow flood water inundating new buildings.

By working closely with Developers we have been able to make site specific recommendations such as the creation of a flood warning system and the use of demountable defenses such as flood boards to prevent the ingress of water into buildings.

Once the updated SFRA is close to completion we would welcome the opportunity to work with your Lead Local Flood Authority to develop some helpful guidance to Developers to ensure that new developments are flood resilient. This may have additional benefits to occupiers of these building by reducing insurance premiums and ensuring that shop fixtures and fittings and that stock or equipment is not damaged.

We hope that you find our comments helpful in the preparation of the preferred choices document.

We are keen to work in co-operation with your Authority to support your development of strategic documents, and assist with the development of documents including the revised Strategic Flood Risk Assessment and Developer guidance to ensure the delivery of sustainable development.

Yours sincerely

Mrs Becky Clarke
Sustainable Places Technical Advisor

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Contact Details**First Name** Gerald**Surname** Kells**Organisation / Company Name** Walsall Friends of the Earth**Address** 55 Follyhouse Lane, Walsall**Postcode** WS1 3EL**Email Address** gerald.kells@talk21.com**Phone Number** 01922 636601**Unique reference number**

(if you have received a letter or email about this consultation please state the unique reference number here)

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant		Charity	
Land & Property Agent or Surveyor		Other (please specify in space below)	
Community or other Organisation	X		

3. Housing

This chapter explains how many sites we need to find for new homes, what mixture of house types we think we need and where these sites might be located.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. HO:Q4	Comments
	<p>Walsall FoE is happy to respond to Walsall's site allocation document. We are not able to cover all the issues or assess comprehensively or in detail individual sites. So omissions do not imply support or agreement.</p> <p>HO Q6: We agree with the need to encourage aspirational housing to address the balance of population in the borough. We think the Council should continue to prioritise new aspirational housing around the town centre and the railway station to support the long term regeneration of the borough.</p> <p>HO Q11: We continue to support the need for higher density dwellings where this is appropriate to help ensure a compact and sustainable town. This should be tempered against the need in some areas for larger houses but in all cases developers should demonstrate they have made best use of the land available.</p> <p>HO Q15: We believe a mix of Options 1 and 2 will be appropriate although we are not in a position to comment on the best mix. This should also take account of comments we make on Open Space in relation to OS Qs 1,5 and 6.</p> <p>We agree with the position taken in the Black Country Core Strategy that releasing Green Belt would impact on regeneration in both Walsall and other boroughs in the sub-region. We would also be concerned about the implications of dispersed development on levels of travel and on the coalescence of Walsall and its adjacent settlements.</p> <p>HO Q16: A mix of options 1 And 2 should be sufficient to provide a five year land supply and one would expect significant windfall sites in a borough such as Walsall, so we do not anticipate a need for Green Belt release but in such a case we would expect the Council to consider raising densities first.</p>

	<p>Additional comments on individual sites in the Green Belt. (based on a desktop consideration. This is neither comprehensive nor exhaustive.)</p> <p>CH49, CH85, CH86, CH87 serious impacts on coalescence between Walsall and Aldridge, especially if taken together. Also concern over impact on the Park Limepits natural asset and the canal.</p> <p>CH 55, Impact on coalescence. Impacts on the openness of the Walsall Arboretum, threatening the integrity of the openness of the countryside link from the town centre into the Green Belt.</p> <p>CH34 Sandhills. Extends development into open countryside. Impact on views of countryside.</p> <p>CH23, 24 and 44 Potential impacts on coalescence.</p> <p>CH93 Impacts on open countryside.</p> <p>Ch 94, 7 Potential impacts on coalescence.</p> <p>CH 38, 49 and 51 Potential impacts on coalescence.</p>
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4. Land for Industry

This chapter deals with land for industry, including factories, logistics and other uses that need to be located in industrial areas, such as builders' merchants, haulage depots, car sales and repairs, and waste management facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. IN:Q6	Comments
	<p>IN Q1: We would support the approach of Options 1 and 2. We think there may be some cases where open space could be used but it should not simply be based on the amount of open space land. In some cases, such as Brownhills, the amount of Open Space reflects the fact that the built up area is adjacent to open countryside and this has its own value, as the NPPF states (Para 17). Open space should only be considered where its value as open space is limited and where there are no biodiversity reasons not to use it. We are not in favour of industrial sites in the Green Belt which would compete with brownfield sites.</p> <p>We have opposed development at Sandhills for many years (CH34). The current Green Belt boundary appears sound and defensible. Building on Sandhills would erode that boundary as well as creating a potential precedent for development creep towards the M6 Toll. The site is open countryside and would have an impact on views from Shire Oak and Brownhills as well as potentially impacting on existing mature trees and hedgerows.</p> <p>We are also concerned about the site proposed near Pelsall (CH93) which would bring development closer to the M6 Toll and could have potential impacts on biodiversity corridors linking areas of lowland heath.</p>

6. Open Space, Leisure and Community Facilities

This chapter covers land and facilities that support the health, education and well-being of communities. It includes urban open space, sport and recreation centres, education, training and healthcare facilities, and other community facilities. Many of these uses, especially those that take place in buildings, will be located in the town, district and local centres, or other places with good public transport, cycle or pedestrian links to the communities they serve.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)**

Question Number(s) e.g. OS:Q2	Comments
	<p>OS Q1: In general we agree with the approach to open space. As the allocation document identifies some open space is of a lower quality than other open space. In general, and especially in areas of deficit, we would rather see that open space improved rather than being developed. Where open space is developed it is essential to ensure that amenity levels are retained for local people.</p> <p>OS Q5: Following on from our response to OS Q1 we would generally prefer to see Options 1 and 2 pursued but accept that there may be cases in which removing open space is the best option.</p> <p>OS Q6: Improving the quality of open space should be a priority. However, in areas of low provision it may be as (or even more important) to allocate new open space. This may also be a false dichotomy if large scale development, particularly housing, is envisaged. It is important that S106 and CIL monies are used to ensure significant new housing developments enhance open space and biodiversity provision.</p>

7. Environmental Network

This section covers features of both the natural and built environment that are essential for the well-being of both people and the economy, which enhance the quality of life, or are of historic importance. It includes water issues (flood risk, water provision and drainage, and canals), strategic open space sites for recreation, a network of nature conservation sites, and historic buildings and landscapes. It attempts to highlight where different approaches to the environment might be needed for different locations in the Borough.

Our aim is to ensure protection and enhancement of important existing environmental assets, particularly in locations near to significant new development, and also to seek to extend links between sites wherever possible to deliver a high quality environmental network across the Borough.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. ENV:Q11	Comments
	<p>ENV Q1: We support the Council's approach on environmental sites. We particularly agree with the need to link sites better. This needs to be considered in the approach to new developments, particularly large scale housing which may interrupt linkages, especially where it is in open countryside.</p> <p>We strongly supported the Black Country Park concept which stressed linkages between environmental assets and believe it is important that that remains strongly embedded in the approach to development.</p> <p>ENV Q14: The protection and enhancement of the historic environment remains important for the attractiveness of the borough. We agree that the Council should consider amending boundaries. In some cases, such as the Highgate Conservation Area, proposals to extend the boundaries were produced and not carried through and this has led to a loss of character in areas which could be of conservation quality. Given the benchmark set in the NPPF for</p>

	<p>conservation area designation (Para 127) the Council needs to act before important assets fall into a position where it is not feasible.</p> <p>ENV Q16: We agree in general that public funding for environmental improvements should be targeted where the network is deficient as in Option 2. However, other sources of funding may be opportunistic. We would be concerned if Option 2 was adopted in full and developers could argue that they did not need to spend \$106 money on environmental enhancement because their area wasn't one of those targeted because of deficiency. The options set out are not, however, appropriate for the historic environment where the approach should be entirely on the merit of individual buildings or areas.</p>
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8. Waste Management

This chapter covers future requirements for waste management infrastructure. It is a key objective of existing local and national policy that the amount of waste produced should be reduced, and that as much value as possible should be recovered from unavoidable waste. Local plans are expected to play a role in this, by making provision for the infrastructure required to make this happen. We therefore need to identify locations in the borough where new recycling and recovery facilities could be developed, and allocate sites where such projects are expected to be delivered during the plan period. We also need to safeguard “strategic” waste management sites, which provide most of the borough’s existing waste management capacity, from other development that could compromise their continued operation.

What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or discussing the options)

Question Number(s) e.g. W:Q3	Comments
	W Q4: We are not in a position to comment in detail on waste issues but note the Question about waste from outside the borough. We accept that some specialist waste streams do require facilities which are regional or even national but in general we would like to see waste dealt with locally and waste transport reduced. This includes, of course, maximising the amount recycled and encouraging composting and using food waste recycling to reduce quantities of general waste.

10. Transport

This chapter deals with land requirements for transport, namely safeguarding road and rail alignments and land for park and ride facilities.

**What do you think? Which options do you agree with most and why?
(Please state all question numbers when answering any of the questions or
discussing the options)**

Question Number(s) e.g. TR:Q5	Comments
	<p>T Q1: We support in general the approach to transport. In particular we believe the use of Bescot as a Freight Depot should be pursued and this may mean seeking to acquire additional land at the site. We would like to see land safeguarded at Aldridge and Willenhall for new stations to support additional rail opportunities in the borough and consideration given to a station at Brownhills in the future.</p>



IWA Lichfield Branch,
34 Old Eaton Road,
Rugeley, Staffs. WS15 2EZ
Tel. 01889 583330
philip.g.sharpe@ntlworld.com

Planning Policy Team,
Regeneration Directorate,
Walsall Council,
Civic Centre, Darwall Street,
Walsall, WS1 1DG

Our Ref: CPWAL151

2nd June 2013

Dear Sirs,

Site Allocation – Issues & Options Consultation

Thank you for consulting us on the Walsall Site Allocation Document.

The Inland Waterways Association (IWA) is a national charity which campaigns for the conservation, use, maintenance, restoration and development of the inland waterways for public benefit. The Lichfield Branch of IWA covers the area to the east and northeast of Walsall town centre and has considered the Walsall Site Allocation document in relation to the environment of the local canal system and the interests of its users.

Introduction

The Site Allocation document includes various Choices Sites affecting the Wyrley & Essington Canal, the Daw End Branch Canal and the Rushall Canal. These canals are historic waterways and valuable amenity and recreational corridors, providing leisure boating, walking, angling, cycling and nature conservation benefits to the area.

Choices Sites

CH13 – Bodmin Rise, Wood End Road, Walsall

This site is adjacent to the Rushall Canal which is a historic waterway and a valuable amenity and recreational corridor, providing leisure boating, walking, angling, cycling and nature conservation benefits to the area.

The site is an attractive canalside open space which complements the amenity value of the canal and provides valuable recreational space for local residents within a densely built-up area of housing. Its development for housing would to some extent diminish the attractiveness of this pleasant section of canal and its retention as open space is preferred.

The Black Country Core Strategy policy ENV4 Canals requires that canalside developments should (inter alia) protect and enhance the canal network's visual amenity. This could be partly achieved by setting back any houses from the canal, limiting them to two storeys in height, requiring good quality traditional designs and suitable canalside landscaping.

CH31 – Green Lane Open Space, Green Lane, Walsall

This site is adjacent to the Wyrley & Essington Canal which is a historic waterway and a valuable amenity and recreational corridor, providing leisure boating, walking, angling, cycling and nature conservation benefits to the area.

The site provides an informal area of canalside open space adjacent to Birchills Junction which is a historically significant location on the canal network where the Walsall Branch joins the main line of the Wyrley & Essington Canal. Formerly industrialised, this area has greened over and now enhances the canal environment and provides relief from the otherwise densely built-up canal corridor around Hardern, Leamore and Birchills. It also serves to separate areas of industrial, housing and commercial development.

IWA would prefer the site to be retained as open space, perhaps with improved landscaping and enhanced access from the adjoining housing area, as its development for industry would greatly diminish the attractiveness of this section of canal. If any such development is allocated it should be limited to small scale industrial units and prohibit outside storage and noisy operations adjoining the canal. The industrial units should be set well back from the canal frontage to give space for a sufficient depth of landscape planting to provide effective screening.

CH34 – Home Farm, Sandhills

This site is adjacent to the Wyrley & Essington Canal which is a historic waterway and a valuable amenity and recreational corridor, providing leisure boating, walking, angling, cycling and nature conservation benefits to the area.

The site is a very large area of productive farmland in the Green Belt outside the built-up area. Its inclusion as a housing or industrial site option appears to have more to do with developer's ambition than any identifiable need for such a massively intrusive development. It would be completely contrary to the National Planning Policy on protecting the Green Belt, contravening 4 of its 5 purposes; creating urban sprawl, reducing the separation between Walsall and Lichfield, encroaching into the countryside, and discouraging recycling of derelict land. It would also contravene the Black Country Core Strategy which states that Green Belt boundaries will be maintained and protected from inappropriate development (CSP2).

The assessment in this Site Allocation document of the remaining housing allocation and industrial land area required does not support any significant allocation of Green Belt land, and this should always be regarded as a last resort. The proposed alternative use as open space and sports pitches could be compatible with its Green Belt status although this would be appropriate only for the southern area accessible off Chester Road or Lichfield Road and the majority of the site should be retained as farmland.

The site includes the former Sandhills Branch of the Wyrley & Essington Canal which branched off the main canal line at Catshill to the northeast of Anchor Bridge and ran eastwards for about 3/8 mile (0.6 km) to Home Farm. Although now filled in and partly reclaimed to farmland, the line of the canal is still clearly marked by the edge of a belt of mature trees providing a significant internal boundary within the site. In the unlikely event that Walsall's development needs cannot be accommodated on more suitable brownfield land and other areas within the conurbation, then any development here should be limited to the 4 fields lying between Chester Road, Lichfield Road, this woodland and the line of the canal. Reinstatement of the historic canal arm for boat moorings and as an environmental feature with quality housing overlooking the junction with the main canal towards the farmland beyond could create an attractive development that would go some way towards mitigating the loss of this attractive countryside area.

CH49 – Land off Winterley Lane and Bosty Lane

This site is adjacent to the Daw End Branch Canal which is a historic waterway and a valuable amenity and recreational corridor, providing leisure boating, walking, angling, cycling and nature conservation benefits to the area.

The site is a large area of farmland in the Green Belt and its suggested development for housing, industry, offices or retail would all be inappropriate and unacceptable. It adjoins an existing industrial area that is particularly visually intrusive and the extension of this would seriously diminish the setting and recreational value of the canal. Although housing or offices could be made more acceptable by good design, this would represent a major loss of Green Belt that separates existing housing and commercial areas. Development should be preferentially directed to brownfield sites, then non-Green Belt undeveloped areas, before any further destruction of the Green Belt is considered. If any development of this site were ultimately to be permitted, it should exclude the land nearest to the canal to help preserve its amenity and recreational value.

CH50 – Land to East of Winterley Lane

This site is adjacent to the Daw End Branch Canal which is a historic waterway and a valuable amenity and recreational corridor, providing leisure boating, walking, angling, cycling and nature conservation benefits to the area.

Although not part of the Green Belt it adjoins it and the canal towpath and lies between two areas of Urban Open Space. It therefore has particular value for informal recreation and in maintaining the continuity of open spaces

separating existing areas of housing development. The suggested use for industrial land would be completely inappropriate and off uses would be unlikely to be viable in this location. A housing development might be less intrusive if well designed to respect the canal frontage but clearly its most appropriate use would be for informal recreation linked to the existing adjacent Open Space sites.

IWA would be most concerned by the cumulative negative impact on the recreational value of the canal if this site were to be developed along with CH49 and CH51.

CH51 – Land to West of Winterley Lane

This site is adjacent to the Daw End Branch Canal which is a historic waterway and a valuable amenity and recreational corridor, providing leisure boating, walking, angling, cycling and nature conservation benefits to the area.

The site is in the Green Belt and its development for housing or industry would be inappropriate and unacceptable. It would extend an intrusive finger of development into the Green Belt and diminish the setting and recreational value of the canal. The alternative suggestion of a canal marina could be appropriate if not accompanied by associated housing or commercial development. However, there is no clear demand at present for such provision in this area as mooring facilities already exist nearby at Longwood and in Aldridge.

Either way, the Green Belt status of the land should be maintained and any marina be required to limit associated built development to comply with that.

CH54 – Longwood Lane

This site is adjacent to the Rushall Canal which is a historic waterway and a valuable amenity and recreational corridor, providing leisure boating, walking, angling, cycling and nature conservation benefits to the area.

The site is open farmland in the middle of a large area of Green Belt lying between the amenity corridor of the canal and the local nature reserve at Hayhead Wood. Its development for housing or in any other way would be completely inappropriate and should be discounted in favour of retaining its present Green Belt designation status.

CH85 – Land South of Bosty Lane

CH87 – Stencills Farm

These two sites are dealt with together as they are close together and are both adjacent to the Daw End Branch Canal which is a historic waterway and a valuable amenity and recreational corridor, providing leisure boating, walking, angling, cycling and nature conservation benefits to the area.

These sites are both open farmland in the middle of a large area of Green Belt lying adjacent to the amenity corridor of the canal and close to the local nature reserve at Park Lime Pits. Their development for housing or in any other way would be entirely inappropriate and should be discounted in favour of retaining their present Green Belt designation status.

CH93 – York's Bridge, Lichfield Road

This site is adjacent to the Wyrley & Essington Canal which is a historic waterway and a valuable amenity and recreational corridor, providing leisure boating, walking, angling, cycling and nature conservation benefits to the area.

The site is a large area of productive farmland in the Green Belt outside the built-up area. Its inclusion as a housing or industrial site option appears to have more to do with developer's ambition than any identifiable need for such an intrusive development. It would be contrary to the National Planning Policy on protecting the Green Belt, contravening 4 of its 5 purposes; creating urban sprawl, reducing the separation between neighbouring towns, encroaching into the countryside, and discouraging recycling of derelict land. It would also contravene the Black Country Core Strategy which states that Green Belt boundaries will be maintained and protected from inappropriate development (CSP2).

The assessment in this Site Allocation document of the remaining housing allocation and industrial land area required does not support any significant allocation of Green Belt land, and this should always be regarded as a last resort. The proposed alternative use as community facilities or open space could be compatible with its Green Belt status and these could be integrated with and complementary to the recreational use of the canal. However, IWA considers that the majority of the site should be retained as farmland and with the Green Belt designation unaltered.

The land is underlain by shallow coal measures with former mine workings and the remaining coal could be extracted by opencast mining along with the associated fireclay reserves. It is appropriate to acknowledge this possibility, although there is no prospect of this being necessary in the foreseeable future. It would not be practical or economic to extract the fireclay alone as this is interbedded with the coal seams. Any such mining proposals should be dealt with on their merits at the time and be conditional on full reinstatement of the land to productive agricultural use with appropriate landscaping.

The Canal Network

ENV:Q10

Q. Do you know of any proposals for site allocations that would have an adverse impact on the canal network?
A. The above comments constitute IWA Lichfield Branch's response to this Consultation Summary question.

ENV:Q11

Q. Do you know of any canalside sites that could be promoted through the planning system for development, e.g. residential moorings?

A. See CH34 above for the possible reinstatement of a historic canal arm for moorings, and CH51 for comments on a suggested canal marina site.

IWA is not aware of any other proposed sites for residential or non-residential moorings although a number of areas may be appropriate.

Any future proposals should be treated on their individual merits as it is not generally possible to anticipate increasing demand, commercial viability, or the availability of suitable sites.

However, the canals in Walsall are greatly underused compared with most of the national system and IWA supports improvements to facilities that will enhance their recreational use.

Yours faithfully,

Philip G. Sharpe
Planning Officer
Lichfield Branch of IWA

cc(email) Freddie Cooke, IWA Birmingham Black Country & Worcestershire Branch
Katherine Burnett, British Waterways, Fazeley
Brenda Ward, Birmingham Canal Navigations Society

Planning Policy
Walsall Council
The Civic Centre
Darwall Street
Walsall
West Midlands
WS1 1TP

Julian Austin
Consultant Town Planner

Tel: 01926 439091
n.grid@amec.com

15 May 2013

Dear Sir / Madam

**Walsall Council: Site Allocations, Issues and Options consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed AMEC to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the current consultation on the above document.

Overview – National Grid

National Grid is a leading international energy infrastructure business. In the UK National Grid's business includes electricity and gas transmission networks and gas distribution networks as described below.

Electricity Transmission

National Grid, as the holder of a licence to transmit electricity under the Electricity Act 1989, has a statutory duty to develop and maintain an efficient, co-ordinated and economical transmission system of electricity and to facilitate competition in the supply and generation of electricity.

National Grid operates the national electricity transmission network across Great Britain and owns and maintains the network in England and Wales, providing electricity supplies from generating stations to local distribution companies. We do not distribute electricity to individual premises ourselves, but our role in the wholesale market is key to ensuring a reliable and quality supply to all. National Grid's high voltage electricity system, which operates at 400,000 and 275,000 volts, is made up of approximately 22,000 pylons with an overhead line route length of 4,500 miles, 420 miles of underground cable and 337 substations. Separate regional companies own and operate the electricity distribution networks that comprise overhead lines and cables at 132,000 volts and below. It is the role of these local distribution companies to distribute electricity to homes and businesses.

To facilitate competition in the supply and generation of electricity, National Grid must offer a connection to any proposed generator, major industry or distribution network operator who wishes to generate electricity or requires a high voltage electricity supply. Often proposals for new electricity projects involve transmission reinforcements remote from the generating site, such as new overhead lines or new development at substations. If there are significant demand increases across a local distribution electricity network area then the local network distribution operator may seek reinforcements at an existing substation or a new grid supply point. In addition National Grid may undertake development works at its existing substations to meet changing patterns of generation and supply.

Gas Transmission

National Grid owns and operates the high pressure gas transmission system in England, Scotland and Wales that consists of approximately 4,300 miles of pipelines and 26 compressor stations connecting to 8 distribution networks. National Grid has a duty to develop and maintain an efficient co-ordinated and economical transmission system for the conveyance of gas and respond to requests for new gas supplies in certain circumstances.

New gas transmission infrastructure developments (pipelines and associated installations) are periodically required to meet increases in demand and changes in patterns of supply. Developments to our network are as a result of specific connection requests e.g. power stations, and requests for additional capacity on our network from gas shippers. Generally network developments to provide supplies to the local gas distribution network are as a result of overall demand growth in a region rather than site specific developments.

Gas Distribution

National Grid also owns and operates approximately 82,000 miles of lower-pressure distribution gas mains in the north west of England, the west Midlands, east of England and north London - almost half of Britain's gas distribution network, delivering gas to around 11 million homes, offices and factories. National Grid does not supply gas, but provides the networks through which it flows. Reinforcements and developments of our local distribution network generally are as a result of overall demand growth in a region rather than site specific developments. A competitive market operates for the connection of new developments.

National Grid and Local Development Plan Documents

The Energy White Paper makes clear that UK energy systems will undergo a significant change over the next 20 years. To meet the goals of the white paper it will be necessary to revise and update much of the UK's energy infrastructure during this period. There will be a requirement for:

- an expansion of national infrastructure (e.g. overhead power lines, underground cables, extending substations, new gas pipelines and associated installations); and
- new forms of infrastructure (e.g. smaller scale distributed generation, gas storage sites).

Our gas and electricity infrastructure is sited across the country and many stakeholders and communities have an interest in our activities. We believe our long-term success is based on having a constructive and sustainable relationship with our stakeholders. Our transmission pipelines and overhead lines were originally routed in consultation with local planning authorities and designed to avoid major development areas but since installation much development may have taken place near our routes.

We therefore wish to be involved in the preparation, alteration and review of Development Plan Documents (DPDs) which may affect our assets including policies and plans relating to the following issues:

- any policies relating to overhead transmission lines, underground cables or gas pipeline installations;
- site specific allocations/land use policies affecting sites crossed by overhead lines, underground cables or gas transmission pipelines;
- land use policies/development proposed adjacent to existing high voltage electricity substation sites and gas above ground installations;
- any policies relating to the diverting or undergrounding of overhead transmission lines;
- other policies relating to infrastructure or utility provision;
- policies relating to development in the countryside;
- landscape policies; and
- waste and mineral plans.

In addition, we also want to be consulted by developers and local authorities on planning applications, which may affect our assets and are happy to provide pre-application advice. Our aim in this is to ensure that the safe and secure transportation of electricity and gas is not compromised.

National Grid infrastructure within Walsall Council's administrative area

Electricity Transmission

National Grid's high voltage electricity overhead transmission lines / underground cables within Walsall Council's administrative area that form an essential part of the electricity transmission network in England and Wales include the following:

- ZFA line 275kV route from Drakelow substation in South Derbyshire to Bustleholm substation in Sandwell.
- 4YP line 400kV route from Drakelow substation in South Derbyshire to Bustleholm substation in Sandwell.
- YYD line 275kV route from Ocker Hill substation in Sandwell to Willenhall substation in Walsall.
- Underground cables (275kV) between Willenhall 132kV and Willenhall 275kV substations.
- Underground cable from Willenhall substation connecting to Overhead line – YYD route in Wolverhampton connecting to Bushbury substation.

The following substations are also located within the administrative area of Walsall Council:

- Willenhall substation (275kV)

National Grid has provided information in relation to electricity transmission assets via the following internet link:

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/GasElectricNW>

Gas Transmission

National Grid no gas transmission assets located within the administrative area of Walsall Council.

Electricity and Gas Distribution

Western Power Distribution owns and operates the local electricity distribution network in the Walsall Council administrative area. Further details can be found at www.energynetworks.org

National Grid Gas Distribution owns and operates the local gas distribution network in the Walsall Council administrative area. If you require site specific advice relating to our local gas distribution network then information should be sought from:

National Grid Plant Protection
National Grid, Block 1, Floor 2
Brick Kiln Street
Hinckley
LE10 0NA
plantprotection@nationalgrid.com

Specific Comments

A number of sites identified in the Issues and Options consultation are crossed by National Grid assets, these are examined by ward below. National Grid would like the following comments to be taken into consideration.

Aldridge Central and South Ward.

- MXP2 Branton Hill quarry Extension. Potential new mineral extraction site, crossed by 4YP 400kV overhead line.
- Choice sites CH32 Hardwick road and CH37 Land adj the Irish Harp, both sites crossed by ZFA 275kV overhead line.

Darlaston

Within Darlaston the following sites are crossed by the YYD 275 kV overhead line:

- IN121 Bull Lane, land for industry (option1).
- IN120B Rickards Haulage, land for industry (option 1).
- HO188 Permission site, Land off Curtin Drive.
- CH27 Choice site, Former Moxley Tip.

Willenhall South

- IN79c, Vinculum Way (site for industry option 1), crossed by YYD 275kV overhead route and underground cables.
- IN78. Lonacre and IN314 (site for industry options), crossed by underground cables (between Willenhall substations).
- Potential housing sites HO16 New Road and HO5 Summer Street, crossed by underground cables (from Willenhall substation connecting to Overhead line – YYD route in Wolverhampton connecting to Bushbury substation)

OHL crossing through a site / close proximity

National Grid does not own the land over which the overhead lines cross, and it obtains the rights from individual landowners to place our equipment on their land. Potential developers of the sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ. Because of the scale, bulk and cost of the transmission equipment required to operate at 400kV National Grid only supports proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by central government. Therefore we advise developers and planning authorities to take into account the location and nature of existing electricity transmission equipment when planning developments.

National Grid prefers that buildings are not built directly beneath its overhead lines. This is for two reasons, the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system. Such access can be difficult to obtain without inconveniencing and disturbing occupiers and residents, particularly where properties are in close proximity to overhead lines.

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid seeks to encourage high quality and well planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which look at how to create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.

'A Sense of Place' is available from National Grid and can be viewed at:

www.nationalgrid.com/uk/senseofplace

Further information regarding development near overhead lines and substations is available here:

http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl_final/pdf/brochure.htm

Underground cable crossing through / near a site

Our underground cables are protected by renewable or permanent agreements with landowners or have been laid in the public highway under our licence. These grant us legal rights that enable us to achieve efficient and reliable operation, maintenance, repair and refurbishment of our electricity transmission network. Hence we require that no permanent structures are built over or under cables or within the zone specified in the agreement, materials or soil are not stacked or stored on top of the cable route or its joint bays and that unrestricted and safe access to any of our cable(s) must be maintained at all times

The information supplied is given in good faith and only as a guide to the location of our underground cables. The accuracy of this information cannot be guaranteed. The physical presence of such cables may also be evident from physical protection measures such as ducts or concrete protection tiles. The person(s) responsible for planning, supervising and carrying out work in proximity to our cable(s) shall be liable to us, as cable(s) owner, as well as to any third party who may be affected in any way by any loss or damage resulting from their failure to locate and avoid any damage to such a cable(s).

The relevant guidance in relation to working safely near to existing underground cables is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance HS(G)47 "Avoiding Danger From Underground Services" and all relevant site staff should make sure that they are both aware of and understand this guidance.

Our cables are normally buried to a depth of 1.1 metres or more below ground and cable profile drawings showing further details along the route of the particular cable can be obtained from National Grid's Plant Protection Team. Cables installed in cable tunnels, deeper underground, whilst less likely to be affected by surface or shallow works may be affected by activities such as piling. Ground cover above our cables should not be reduced or increased.

If a landscaping scheme is proposed as part of the works, we request that no trees and shrubs are planted either directly above or within 3 metres of the existing underground cable, as ultimately the roots may grow to cause damage to the cable.

The relocation of existing underground cables is not normally feasible on grounds of cost, operation and maintenance and environmental impact and we believe that successful development can take place in their vicinity.

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. In addition the following publications are available from the National Grid website or by contacting us at the address overleaf:

- National Grid's commitments when undertaking works in the UK - our stakeholder, community and amenity policy;
- specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties; and
- A sense of place - design guidelines for development near high voltage overhead lines.

Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Julian Austin
Consultant Town Planner

n.grid@amec.com

AMEC E&I UK
Gables House



Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours sincerely,

[via email]

Julian Austin
Consultant Town Planner

cc. Vicky Stirling, National Grid

Date: 3rd June 2013
Our ref: 84683



By e-mail: LDF@walsall.gov.uk

Natural England
Consultation Service
Hornbeam House
Electra Way
Crewe Business Park
CREWE
CW1 6GJ

T: 0300 060 4276

Dear Mr Elsworthy

Consultation on Walsall Town Centre Area Action Plan and Site Allocation Document (Issues and Options)

Thank you for consulting us on the above which was received by Natural England on 22 April 2013.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Vision

We suggest the proposed Vision includes reference to the natural environment, particularly protection and enhancement of biodiversity and the requirement for development which responds robustly to climate change, includes sustainable transport and improves access for everyone to services including local open space and green infrastructure (GI).

Overall, Natural England considers that the Walsall Issues and Options Paper lacks detail on the natural environment and would like to see the following key environmental areas covered: the natural environment, the urban environment, environmental protection and climate change with a variety of development management policies proposed. Protecting and enhancing natural resources is a key challenge of delivering the growth required to meet the needs of communities, business and infrastructure.

Site Allocations

We have no specific comments to make on individual sites, nor is it appropriate for us to suggest sites for future development. We would, however, request full consideration of the natural environment in the process of selecting and assessing sites for allocation through the Local Plan.

Natural England
Foundry House
3 Millsands
Riverside Exchange
Sheffield S3 8NH

Aspects of the natural environment to consider include biodiversity; geodiversity; landscape character and quality; green infrastructure; access to the countryside and other open space and the protection and enhancement of soils.

Natural England considers that there are a number of environmental designations and issues which may affect the size, scale, form and delivery of housing sites and should be taken into account. Although the list below is not exhaustive, key environmental considerations include:

- International and national nature conservation sites, including Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar sites, SSSIs, National Nature Reserves.
- Designated landscapes (National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts).
- Locally and regionally designated sites for geodiversity and biodiversity.
- UK BAP habitats and significant proportions of BAP or protected species.
- Ancient woodland.
- Landscape character

Further detailed comments on key themes to assist the Local Authority in site selection are provided below. This information may also be of assistance in the development of policies and options to be delivered through the Local Plan:

Landscape

The Local Authority should take landscape character into account when allocating sites for development. Particular consideration should be given to impacts on designated landscapes (National Parks, Areas of Outstanding Natural Beauty (AONB), Heritage Coasts) and NPPF policies should be adhered to. Impacts on National Trails should also be considered.

A landscape character approach should be used to underpin and guide decisions on all development and set out criteria based policies for different landscape character areas in order to maintain and enhance local character and distinctiveness. New development should build-in landscape features and reflect the landscape context of the development. Landscape assessments should be undertaken for all proposed site allocations.

Biodiversity

Biodiversity is a core component of sustainable development, underpinning economic development, and has an important role to play in developing locally distinctive and sustainable communities.

The Local Authority may find the Nature on the Map website useful to source information on conservation sites and important habitats.

We advise that any development proposals should avoid designated sites, avoid damage to existing biodiversity features, and create opportunities for enhancing biodiversity through the delivery of Local Biodiversity Action Plan (LBAP) targets.

LBAPs identify the action required at a local level to deliver UK and regional targets for habitats, species, public awareness and involvement. They also identify targets for other habitats and species of importance in the more local context of their geographical area. Further information about Biodiversity in the

UK is available on the JNCC website, including details relating to UK BAP priority species and habitats.

Natural England does not hold protected species records and therefore cannot advise as to the likelihood of their presence on allocation sites. Information on non-statutory sites and species records may be obtained from your local Wildlife Trust and/or local Environmental Records Centre and such information should be considered when assessing sites for housing development.

Geodiversity

Planning policies should take a strategic approach to the conservation, enhancement and restoration of geodiversity, and promote opportunities for the incorporation of geodiversity interest as part of development.

Local authorities should ensure that appropriate weight is attached to the geodiversity interest of designated sites as well as geodiversity interests within the wider environment, and maximise opportunities to include geodiversity in and around developments as part of the design process. Further information on geodiversity is available on Natural England's website.

Soils

Early consideration should be given to the quality of soil resource affected by potential housing sites and therefore the SHLAA process provides a useful opportunity to consider soils and to ensure their protection during the plan making process.

Local authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local authorities should seek to use areas of poorer quality land in preference to that of a higher quality (NPPF, paragraph 112).

Land quality varies from place to place. The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. It helps underpin the principles of sustainable development. Further information is provided on Natural England's website.

Green Infrastructure

Green Infrastructure (GI) should be an integral part of the creation of sustainable communities and the allocation process can provide a useful starting point to consider GI provision of new sites and policy development through the Local Plan.

One important function of GI is the provision of new opportunities for access to open space. Natural England's 'standards for accessible natural greenspace' (ANGSt) should be used to ensure new and existing housing has appropriate access to nature. More information can be found on Natural England's publication, '*Nature Nearby, Accessible Greenspace Guidance*' (March 2010), available on our website, publication reference NE265.

The CABE Space Guidance '*Start with the Park*' (2005) outlines the importance of planning around green spaces, with consideration being given to the context of local landscape character and contribution to the wider GI network. The provision

of new GI should be considered at an early stage to ensure it is deliverable at plan stage.

The importance of Green Infrastructure (GI) should be clearly recognised in the plan and although touched upon in the Issues and Options report needs to be considered throughout particularly through the environmental policies, but there are also opportunities for GI links to be made through all the key areas: balanced development, education, housing and health. A clear focus in relation to GI provision and where possible such provision should be incorporated into new development and this need to be reflected in the Issues and Options paper.

[The Natural Environment White Paper](#) highlights the importance of GI in planning; 'We need urban green infrastructure to complete the links in our national ecological network. Urban green space allows species to move around within, and between, towns and the countryside.

Even small patches of habitat can benefit movement. Urban green infrastructure is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heatwaves. It is part of the answer to the challenges posed by a changing climate.' (para 2.78, White Paper), 'We want urban green spaces to be recognised as an essential asset and factored into the development of all our communities. They will be managed to provide diverse functions for the benefit of people and wildlife. They will cool urban areas and reduce flood risk, helping communities to adapt to a changing climate. They will continue to play a key role in regeneration projects throughout England, supporting local economic growth. Greener neighbourhoods and improved access to nature will improve public health and quality of life and reduce environmental inequalities. Urban green spaces will provide varied ecosystem services and will contribute to coherent and resilient ecological networks' (Para 2.80, White Paper)

Natural England has developed a GI signposting document, which may be of assistance, it includes detail in relation to GI provision and provides some best practice example of LDF policies relating to GI.

http://www.naturalengland.org.uk/Images/GI-signposting_tcm6-11961.pdf

The provision of a sustainable network of green infrastructure - parks, green spaces and other types of multi functional green space - is an integral component of the infrastructure necessary to support sustainable growth. We expect green infrastructure requirements to feature strongly in all the environmental sections of the paper and link closely with the core strategy.

Sustainability Appraisal Revised Scoping Report

We believe the methodology, assessment and recommendations in the report generally meet the requirements of the SEA Regulations in assessing the effects of the Plan on environmental, social and economic objectives. The SA objectives being considered seem appropriate.

Habitats Regulations Assessment

We note the HRA Screening Report will be published following the Issues and Options Consultation. As a reminder the plan must be screened with respect to The Conservation of Habitats and Species Regulations 2010 to determine whether an Appropriate Assessment is required. In addition, the screening needs to consider not just the potential impacts of this plan but also any cumulative or in-combination effects when taking account of other plans and projects, including those in relevant authorities beyond the boundary. We suggest that the process of HRA runs in parallel to the development of the plan (i.e. the three stages of issues & options, preferred options, publication). If the HRA process is initiated from the outset, its findings from earlier stages can be used to inform subsequent stages, e.g. preferred options. We look forward to being consulted on this in the near future.

If I can provide any further advice relating to this consultation, please do not hesitate to contact me. For all other correspondence, please contact the address above.

Yours sincerely

Kate Wheeler
Lead Adviser
Land Use Operations

Kate.wheeler@naturalengland.org.uk

Attwell Peter

From: TownPlanning LNW [TownPlanningLNW@networkrail.co.uk]
Sent: 09 May 2013 14:33
To: LDF@walsall.gov.uk
Subject: Walsall - Site Allocations and Town Centre Area Action Plan Network Rail response

FAO Michael Brereton
Walsall - Site Allocations and Town Centre Area Action Plan

Thank you for the opportunity to provide feedback to the proposed policy.

Network Rail is the “not for dividend” owner and operator of Britain’s railway infrastructure, which includes the tracks, signals, tunnels, bridges, viaducts, level crossings and stations – the largest of which we also manage. All profits made by the company, including from commercial development, are reinvested directly back into the network.

With regards to the proposal Network Rail has the following comments to make, which are from a desktop study of the documents only.

(1) Proposals next to Network Rail land

Pgs 5, 11, 14, 17, 22, 32, 38 and 52 have sites next to the railway, although there may be other sites impacted but the plans are always that obvious.

(a) There may be implications on the railway bridges adjacent to these sites. The generation of construction and redevelopment of Walsall will no doubt have effects on increase in construction traffic initially in the build stage and thereafter with the likelihood of additional traffic use by new industries. Probable impacts on railway under bridges will be an increase in bridge strikes and therefore potential performance delays. These sites will need improvements to them so that vehicle strikes are mitigated such as collision protection beams and up date advance/approach signage, which will need to be provided by the council’s Highways Team.

(b) Network Rail is a statutory consultee and we should be notified of all proposals that might impact upon the railway.
 Email: TownPlanningLNW@networkrail.co.uk

(2) Level Crossings

There are 2 LXs in the Walsall area.

RRN1	BLOXWICH		2	6	SJ995017	WS3 2PG	MCB
BJW1	Wallows Lane		0	12	SP003965	WS1 4ND	FPW

Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:

- By a proposal being directly next to a level crossing
- By the cumulative effect of developments added over time
- By the type of level crossing involved e.g. where pedestrians only are allowed to use the level crossing, but a proposal involves allowing cyclists to use the route
- By the construction of large developments (commercial and residential) where road access to and from the site includes a level crossing or the level / type of use of a level crossing increases as a result of diverted traffic or of a new highway
- By developments that might impede pedestrians ability to hear approaching trains at a level crossing, e.g. new airports or new runways / highways / roads
- By proposals that may interfere with pedestrian and vehicle users’ ability to see level crossing warning signs
- By any developments for schools, colleges or nurseries where minors in numbers may be using the level crossing
- By any development that alters a primarily agricultural use level crossing to residential usage (e.g. from use by a farmer to proposed use by a residential development).

As a result of increased patronage over crossings, Network Rail could be forced to implement measures such as linespeed reductions, crossing upgrades and occasionally diversion. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. In addition, safety issues can arise as increased numbers of pedestrians and vehicles use the crossings.

As the **Walsall - Site Allocations and Town Centre Area Action Plan** supports railway improvements for the area, there should also be support given to removal of the level crossings (Moors Gorse is effectively closed already once the footbridge is constructed).

By integrating the Network Rail level crossing policy into the **Walsall - Site Allocations and Town Centre Area Action Plan** – the areas of concern for the council (safety and security of the transport network, safety for all road users, safer routes to school) can be addressed where a future development may include within its boundary a level crossing or impact upon a level crossing outside its red line boundary, and this in turn may affect the areas of concern leading to a potential reduction in the safety of road users, or increasing the risk of children walking to school over a level crossing (e.g. should a residential proposal include building increased numbers of dwellings on one side of a level crossing whilst the schools are on the other side).

In this regard, we request that the potential impacts from development effecting Network Rail's level crossings are specifically addressed through the **Walsall - Site Allocations and Town Centre Area Action Plan**. There have been instances whereby Network Rail has not been consulted as a statutory undertaker where a proposal has impacted on a level crossing.

As such, we strongly believe that the importance of Level Crossing safety warrants a specific Policy included in the **Walsall - Site Allocations and Town Centre Area Action Plan** which will help to elevate the importance of Level Crossings within the development management and planning process. We request that the policy confirms that:

1. **Walsall Council** have a statutory responsibility under planning legislation (**Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) Order, 2010**) to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway;
2. As a first principle, Network Rail would seek to close Level Crossings where possible.
3. Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing impact and mitigation measures including assessment of closure; and
4. The developer is required to fund any qualitative improvements required to the level crossing identified as a direct result of the development proposed.

Whilst the **Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) Order, 2010** is a statutory obligation for the council, by including the Network Rail Level Crossings Policy into the **Walsall - Site Allocations and Town Centre Area Action Plan**, this would ensure that developers (who would consult the policy as part of the preparation of their planning application submission) would also be aware of the statutory obligation and consider the potential impact of their proposal upon the relevant level crossing(s). This would result in earlier consultation with Network Rail, where safety and access issues can be addressed.

Early awareness of this issue through policy will allow the council and developers to factor in costs associated with the impact on a level crossing at an early stage.

(2) Developer Contributions

Where growth areas or significant housing allocations are identified close to existing rail infrastructure it is essential that the potential impacts of this are assessed. Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions or CIL contributions to fund such railway improvements; it would also be appropriate to require contributions towards rail infrastructure where they are directly required as a result of the proposed development and where the acceptability of the development depends on access to the rail network.

The National Planning Policy Framework states that councils should, "*work with...transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development...or transport investment necessary to support strategies for the growth of ...other major generators of travel demand in their areas.*" Also, "*encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plan, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.*"

The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impacts on the rail network.

To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that the **Walsall - Site Allocations and Town Centre Area Action Plan** include provisions for rail. The policy should include the following:

A requirement for developer contributions to deliver improvements to the rail network, including any development that occurs as a consequence of the **Walsall - Site Allocations and Town Centre Area Action Plan**.

- A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated.
- A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit.

Improvements to rail transport contribute to the public good and railway developments should not be expected to support other public projects. Our infrastructure projects and station developments and improvements support regeneration, increase the attractiveness of settlements and benefit communities.



Regards

Diane Clarke
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 Network Rail
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From: Watt Barbara
Sent: 10 June 2013 15:57
To: Smith Mike (Strategic Planning)
Cc: [REDACTED]
Subject: FW: Planning consultation

Hi Mike

Please find below a Joint consultation response from Public Health and Regulatory Services.

Best wishes

Barbara.

Please note change of contact Details:

Barbara Watt | Associate Director/ Consultant in Public Health | Neighbourhood Directorate | Public Health | Tel: 01922 653752 | Walsall MBC | Civic Centre | Darwall Street | WS1 1TP | WattB@walsall.gov.uk

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Re: Joint response from the Public Health and Regulatory Services Departments of Walsall Council to the Consultation on the Walsall Council Site Allocation Document and Walsall Town Centre Area Action Plan

The Public Health and Regulatory Services Departments of Walsall Council have undertaken a brief joint review of the Walsall Council SAD Consultation documentation and Walsall Town Centre Area Action Plan. It is anticipated that this initial response will be the start of an ongoing dialogue and the development of closer links between the Public Health, Regulatory Services and Planning sides of Walsall Council, not just in relation to this strategy, but also to wider planning issues of common interest. This will ensure that impacts on health and wellbeing can be assessed and wherever possible managed to maximise the positive influence that proposed developments have on the health and wellbeing of local residents. This approach will support Walsall Council in delivering against its new Statutory duty to improve the health of its local population.

General response

Given the level of diversity within and across our communities, we consider that it will not always be appropriate to have blanket policies on potential site allocations, or indeed wider strategic planning application. For example, the health and economic priorities identified for one area or community may not feature as priorities for another. Therefore, in some instances, it will be more appropriate to consider the merit of potential development sites on a case by case basis.

Decisions should take into account the recommendations of the Walsall Joint Strategic Needs Assessment (JSNA) and Health and Wellbeing Strategy.

There is a need to make more effective use of Health Impact Assessment (HIA) methodology and we see this as a key area where the Public Health and Regulatory Services Departments can work together with Planning colleagues.

In coming to decisions about site allocations and developments, accessibility issues should be taken into consideration and active and sustainable travel modes promoted. Public Health can support the decision making process by mapping residents' access to sites and facilities for a variety of transport modes including walking, cycling and use of public transport.

There is a need to review how we, together with NHS and other partners, make full use of statutory provisions such as Section 106, to ensure that local health and education services are not placed under increased pressure as a result of future developments.

Responses to some specific consultation questions in the SAD summary document:

Section 3. Housing. HO:Q15 We would propose a hybrid of Options 1 and 2, leaning towards Option 1 whilst still seeking to safeguard current employment uses etc. The issue for discussion might be around what constitutes 'areas of surplus open space' (Option 2) and case by case consideration of the quality and value of this open space will be needed.

Section 4. Industry. IN:Q1 We would favour Option 2 although there is clearly a need to take a case by case approach, balancing potential benefits of developments against the potential adverse impacts of loss of Greenfield land.

Section 5. Shopping and Services. SH:Q11 We favour Option 2. Public Health Profiling and Needs Assessment has identified the need for a wider range in type and quality of outlets.

6.1 Open Space. OS:Q5 Option 1 would have the greatest impact on improving health and wellbeing, although we recognise that there is considerable pressure on council budgets. There may be further scope to support communities to have a greater influence and involvement in managing areas of open space in their localities.

OS:Q6 The decision as to whether to prioritise the enhancement to existing open spaces over the allocation of new sites either should be based on local need. The driver for this should be to ensure that all communities (and particularly those in deprived areas of the Borough where health indicators are poor) have access to good quality open space.

6.2 Communities and Leisure. CL:Q3 We would favour Option 2 but prioritising evidence from sources such as Area Partnership Public Health Profiles, the JSNA and the Health and Wellbeing Strategy.

6.3 Education and Healthcare EH:Q1: There is a need to include consideration of a full range of health services including primary care.

From: John Berry [John.Berry@sportengland.org]
Sent: 31 May 2013 16:22
To: LDF@walsall.gov.uk
Subject: Site Allocations Document

Sport England have reviewed the Site Allocations Document and we welcome the opportunity to contribute to it's development.

We are keen to support the process with the shared aim of ensuring that a network of sites is available to meet the current and likely future sporting needs of Walsall residents. The majority the questions posed in the document regarding the protection of existing sporting sites or the allocation for new provision seem to seeking views and information over and above what has already been interpreted from the various assessments and strategies relevant to sports facilities. As we do not have site specific knowledge on most sites, we have thought it better to set out some general comments rather than try to answer specific questions.

In terms of all existing open spaces, sports and recreation facilities, we feel that the SAD process should adopt a presumption against alternative uses unless accordance with the criteria in Par 74 of the NPPF can be demonstrated. It is noted that the vast majority of existing sites, as listed in Appendix 6 to the SAD are proposed to be maintained for the same use. There are some sites however, that are flagged as 'choice' sites and one site we have picked up for housing – CFS22- Former Beechdale School. Whether or not alternative uses of these sites would be appropriate would seem to depend on the specific circumstances and potential replacement or mitigation measures. We would be happy to provide views on a site by site basis within the context of the existing evidence base and other information that may come out of this consultation process.

Looking at the merits of alternative uses of *current* open space and sport sites may also help in identifying the need for *new* sites to be allocated for this use. For example, if a current site is deemed appropriate for housing development on the basis that the pitch provision would be replaced on a new site, it may be required that the replacement site also need to be allocated.

Overall, we feel that detailed assessments of all the current sport and recreation sites that are flagged as having potential for alternative use is required before the preferred options stage (acknowledge that the document sets out that this will happen). Sport England wants to assist in this process, using all the available information and contexts.

Regards

John

John Berry Planning Manager **T:** 07789003959

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Michael Brereton
Planning, Monitoring and Delivery Officer
Planning and Building Control
Regeneration Directorate
Walsall Council
Civic Centre
Darwall Street
Walsall WS1 1DG

My Ref: MP / TRIM

Date: 1 June 2013

Dear Mr Brereton

Re: Consultation on Walsall Town Centre Area Action Plan and Site Allocation Document (Issues and Options)

Thank you for consulting Staffordshire County Council for the Walsall Town Centre Area Action Plan and Site Allocation Document (Issues and Options).

We note that there are a number of potential site allocations that could impact on Staffordshire, in particular from a site close to on the border of Burntwood near the A5 and also from a site close to the border of Wryley Common near the A5.

The first of these two sites is known as 'Home Farm, Sandhills' and is referred to as HOS105/IN405/CFS25 in the various SHLAA and ELR documents. It has green belt status and is 84 hectares in size. The allocation is being considered for possible housing (up to 2,924 dwellings covering the 84 ha, although the need for the plan area is 2,500 + contingency). Alternatively, land for industrial use and offices (60 of the 84 ha) are also being considered, as is open space and sports pitches. It is recognised that a mixed used proposal could emerge.

The second of these two sites is known as 'Yorks Bridge' and is referred to as HO106/IN406/CFS27/WP8/MXP4 in the various SHLAA and ELR documents. The allocation is greenbelt and is 18 ha in size. The allocation is being considered for mineral extraction (Fire Clay), 617 dwellings and/or employment land use, open space, etc.

With reference to Chapter 12 within the consultation document, it is noted that the site selection process does not include transport & connectivity impacts. In addition, we would like to review evidence, in particular that which relates to exceptional circumstances to justify any release of green belt.

We would welcome an opportunity to work more closely with your authority over the following months to discharge the Duty to Cooperate by supporting and informing the Preferred Options publication of the Site Allocation Document (Local Plan) with the necessary technical evidence.



Given the issues raised in this letter in response to your consultation, I would advise that you liaise directly with our various planning departments (e.g. transport, minerals, waste, education, flooding, etc) when commissioning the necessary infrastructure studies and options appraisal to underpin the next stage of the Site Allocation process. This will be important in order to demonstrate to an inspector during an examination in public that both of our authorities have fulfilled the Duty to Cooperate.

Yours sincerely

Mark Parkinson
Economic Development & Planning Policy Manager
Staffordshire County Council

Enc: Further detailed comments regarding Minerals & Waste

Walsall Council

From: Holliday Chris
Sent: 24 May 2013 13:31
To: Smith Mike (Strategic Planning)
Subject: Planning 2026 comments

Hi Mike

Further to our conversation on 3 May, please find below my comments as promised:-

Leisure:-

- L:Q1 The facility would probably survive for a further 10 years with next to no investment. To protect town centre leisure it would be a "least worse" option than closure.
- L:Q2 One option may be indoor bowling and / or ice skating could be considered in a joint venture with the private sector. A suggestion might be that the Gala Pool hall could be converted into one, the other (or both if a mezzanine were used); this may then permit the retention of the Brine Pool next door.
- L:Q3 The old LEX / Wharf location would be the obvious alternative but the Gala location would keep "leisure" in the Civic Quarter.
- L:Q4 Good quality, attractive, well designed, warm, clean, polite staff, reasonable pricing ...
- L:Q5 Yes; to support the general public's access to sport, leisure and recreation, to support the ethos of "more people, more active, more often", increase levels of physical activity and thereby have a positive impact (through non-medical, preventative and diversionary activities) on the overall health & well-being of Walsall's residents
- L:Q6 Dedicated "This way to Walsall's Arboretum" signage from the town centre and station? Maybe the outline of animals, birds, leaves or trees on the footpath as a trail leading to the Arboretum
- L:Q7 Once the Visitor Centre is built this will become more of a destination. Bit difficult now the Marketing team's gone ...
- L:Q8 Yes, but only if it's affordable in capital and revenue terms.
- L:Q9 Yes
- L:Q10 Probably the Leather Museum
- L:Q11 N/a.
- L:Q12 One for the Town Centre Partnership / Manager I would suggest. The Council does not seem to have any resource (now) to do this sort of thing.
- L:Q13 N/a.
- L:Q14 N/a.

- L:Q15 Option 1. Better to focus things together to get a better critical mass rather than separate “live” and “dead” areas
- L:Q16 Good quality, nice restaurants. Brewers Fayre and some of the Indians are good but ...
- L:Q17 Lichfield Street would be good as it would then link the Civic Quarter and town up to the Arboretum; very attractive mature tree lined “avenue”
- L:Q18 N/a.
- L:Q19 No. Possibly at the Wharf ~ but does need parking too
- L:Q20 N/a.
- L:Q21 Possibly some development which caters for their leisure / repairs needs etc ~ maybe in the “Urban Splash” canal basin “leisure” use building (always liked the idea of that building for my Leisure Trust
- L:Q22 See L:Q21 above ...
- L:Q23 Option 1. Feel it would be a natural progression of the high street, retail up to Next, Brewers Fayre, NAG, the Urban Splash building and (maybe) the cinema
- L:Q24 I don’t live here or nearby so wouldn’t. Ten pin bowling, cinema etc may work well though
- L:Q25 Between Brewers Fayre and the old LEX site

Community & Leisure:-

- CL:Q1 Under statement 5, it may be useful / necessary to add “It may also be necessary to consider alternative models of delivery.”
- CL:Q2 Just checking the map 6.2, the Council owned Indoor Leisure (yellow square box) does not show Bloxwich Leisure Centre, Gala Baths “looks” like its moved to the SW of the town centre (but is this another site?). Also, to the SW of the Borough there are three Council owned Indoor Leisure (yellow square boxes): one will be Darlaston Swimming Pool, what are the other two? Plus, Darlaston Town Hall doesn’t look like it’s there.
- CL:Q3 Option 2. The approach where the “overall common good” is better; in that those most in need, or those who would benefit most, are indeed those who do not speak up ...
- CL:Q4 No, not at this stage. What is required is the replacement of Oak Park and Bloxwich Leisure Centres and improvements to Darlaston Swimming Pool.
- CL:Q5 Not at this stage.
- CL:Q6 Yes, as with CL:Q6. To support the general public’s access to sport, leisure and recreation, to support the ethos of “more people, more active, more often”, increase levels of physical activity and thereby have a positive impact (through non-medical, preventative and diversionary activities) on the overall health & well-being of Walsall’s residents

CL:Q7 As previously; new, attractive, well designed leisure centres at Oak Park and Bloxwich.
Various evidence including overlaid areas of deprivation that show Darlaston and Bloxwich being in the highest centres of combined deprivation (see attached slides).

Also (various):-

HO:Q1 How about the Hawbush (Forest Arts and WACC) site? Already within housing estate, access from three roads, WACC want to move elsewhere, Forest Arts “could” be elsewhere; if it survives future budget cuts

EH:Qs Just a thought; “ ... that the strategic contribution that the new Active Living Centres (Leisure Centres) can make to the health of Walsall residents does need to be recognised.” Or something along those lines

Any queries, please let me know

Chris

Mr C G Holliday
Head of Leisure & Community Health
Walsall Council Leisure & Community Health
c/o Walsall Gala Baths, Tower Street
WALSALL West Midlands, WS1 1DH
Tel: 01922 650339

Walsall Site Allocation Document *Consultation*
Walsall Town Centre Area Action Plan *Consultation*
Consultation Response – Pollution Control, Engineering & Transportation Services

Response on behalf of Pollution Control, Engineering & Transportation Services
Re. Air Quality & Noise

Key Issues

1. Air Quality - Strategic

It is well established that the, along with other metropolitan areas, the borough experiences poor air quality along strategic road networks. The issue of concern rests with nitrogen dioxide emissions associated with light duty and heavy duty vehicles (LDVs & HDVs) and a failure to achieve the national air quality objective for nitrogen dioxide (NO₂) as set out in The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (NAQS). The NAQS mirrors EU Air Quality Limit Values which member states are required to achieve; failure to do so may result in infraction proceeding against member states, and in the UK central government has indicated for which the European Commission it may pass on fines *pro rata* to Local Authorities who fail to undertake reasonable measures to address air quality issues in their area.

The Town Centre Area Action Plan and Walsall Site Allocation Document should in principle ensure:

- ▶ Sensitive development is not introduced to areas of failing air quality.
- ▶ Permitted development schemes do not give rise to any breaches of air quality objectives
- ▶ Where there is an existing breach of a national air quality objective, development is managed such that that no further degradation in air quality arises.
- ▶ Promotion of the West Midlands Low Emissions Towns & Cities Programme and adoption of the policies, principles and practices set out in the i) Low Emissions Strategy; ii) Good Practice Planning Guidance; and iii) Good Practice Procurement Guidance.
- ▶ Consistency with the Council's Air Quality Action Plan.

In line with the National Planning Policy Framework, planning policies and plans should sustain compliance with and contribute towards EU limit values

or national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMAs) and the cumulative impacts on air quality from individual sites in local areas. In recognition of this, the whole of Walsall's borough is declared an AQMA for the purpose of elevated levels of nitrogen dioxide stemming from road traffic.

2. Air Quality – Local Impacts

In addition to strategic air quality concerns there exists potential for localised impacts to arise from industrial, commercial and minerals developments, for example, malodours and airborne dusts. Such localised concerns can exist on an individual or cumulative basis and should not denigrate local amenity.

3. Noise – Strategic

West Midlands Noise Action Plan is designed to address the management of noise issues and effects under the terms of the Environmental Noise (England) regulations 2006 as amended, thus covering noise from major roads, railways, airports and industrial sources.

Roads and railways that are subject to the Action Plan have been strategically noise mapped. Through this process Important Areas to be investigated for potential action have been identified using the road noise prediction method (Calculation of Road Traffic Noise – CRTN). Important Areas with respect to road traffic noise in the West Midlands are where the 1% of the population that are affected by the highest noise levels from roads subject to noise mapping is located. This approach is taken as populations at such locations are likely to be at the greatest risk of experiencing a significant adverse impact to health and quality of life due to traffic noise; in addition to this, locations have also been identified within this as First Priority Locations on account of excessively high noise levels for priority investigation in the context of noise action planning.

For each Important Area the relevant highway authority is to consider what, if any, action might be taken. Proposed actions are to be identified with reference to Government policy and ideally integrated with other environmental and related initiatives. In determining possible actions highway authorities should also take account of any benefit that might also be achieved for any other noise sensitive premises in the vicinity of Important Areas.

The Noise Policy Statement England sets out the long term Government noise policy which includes a Noise Policy Vision to 'promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development'. Noise Policy Aims are threefold. Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- i) avoid significant adverse impacts on health and quality of life;

- ii) mitigate and minimise adverse impacts on health and quality of life; and
- iii) where possible, contribute to the improvement of health and quality of life.

Regulations require the protection of formally identified Quiet Areas. For the protection of quiet areas relevant local planning authorities and authorities that are responsible for sources of noise covered by the Noise Action Plan, can all have responsibilities

The Town Centre Area Action Plan and Walsall Site Allocation Document should in principle ensure:

- ▶ The aims of the Noise Policy Statement England are secured.
- ▶ Wherever practicable, new development contributes towards a reduction in noise levels.
- ▶ New development does not give rise to exceedances of criteria that would trigger qualification for designation of an Important Area in the context of the West Midlands Noise Action Plan.
- ▶ Development does not adversely impact on any designated Quiet Areas

4. Noise – Localised

Within the remit of the National Planning Policy Framework, policies and plans should aim to:

- i) avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- ii) mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- iii) recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- iv) identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason

New retail, office, leisure, transport systems, commercial, industrial and minerals development has the potential to adversely effect amenity.

The Town Centre Area Action Plan and Walsall Site Allocation Document should in principle ensure:

- ▶ Significant noise impacts do not arise at occupied noise sensitive premises and other noise sensitive locations.

- ▶ Where adopted, either regionally or locally, planning guidance in respect of noise is adhered to.
- ▶ Development does not adversely impact on any designated Quiet Areas.

4. New Sensitive Developments

By definition this includes residential premises, schools and any other developments likely to be adversely affected by elevated levels of noise and poor air quality.

The Town Centre Area Action Plan and Walsall Site Allocation Document should wherever practicable ensure that such developments are not introduced where:

- ▶ Air quality does not achieve, or is unlikely to achieve, any binding national air quality standard, objective or limit where there is no probability that either i) compliance can be achieved within 12 months of the development coming into use; or ii) mitigation can be applied to ensure occupiers and/or users are not exposed to poor air quality.
- ▶ Areas proposed for new residential and other noise sensitive development are not subject to significant impacts on account of noise, and other impacts are mitigated and reduced to a minimum.

Informative

For the purposes of guiding the consultation process reference should be made to the following:

- A. Walsall air quality map – modelled exceedances of the NO₂ national air quality objective. (Existing GIS layer updated periodically)
- B. Defra Noise Action Planning Important Areas (Tiles 74 and 75). (Draft new GIS layer prepared).
- C. West Midlands Low Emissions Town & Cities Programme Consultations: Draft Low Emissions Strategy; Good Practice Planning Guidance; and Good Practice Procurement Guidance

John Grant
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Ext 4380

From: Leighton Paul
Sent: 03 June 2013 17:37
To: LDF@walsall.gov.uk
Cc: Gannon Kevin; Pretty Steve; Roseblade John; Grant John
Subject: Walsall Town Centre AAP I&O

Thanks for the opportunity to comment on the Walsall Town Centre AAP I&O report from an engineering and Transportation perspective. Given the range of statutory duties delivered by the service, the comments are generally based at a generic level.

Comments from Traffic Management

In transportation terms, the impact of the location for shopping, business, leisure and living facilities can only be really determined after a full and thorough transport assessment has been carried out to determine individual and collective impacts of changes in traffic patterns on the highway network.

As part of the AAP implementation action plan, thought should be given to the most appropriate mechanism to assess the transport implications of any development on the public highway. This could be through an update / upkeep of the current town centre transport model.

It is essential that development location decisions are made using transport assessments that use actual current traffic patterns supplemented with the impacts of the proposed development. Reliance on transport assumptions made as part of previous planning approvals (that could in some cases be a number of years old), could lead to location decisions being made that will present unnecessary challenges in effectively managing certain sections of the highway network and its associated air quality.

The place for business locations identified alongside the ring road corridor is a clear example of the need for fine detail rather than generic assumptions. This section of the ring road is most susceptible to additional capacity being injected into the network and therefore most susceptible to the creation of significant traffic congestion and additional air pollution. Appropriately modeling to identify suitable mitigation measures to be implemented as part of the development will ensure that whatever the ultimate land use, its impact can be managed successfully for the overall benefit of the town centre.

From an engineering and transportation perspective, we want to provide a highway network that support growth of the economy and this can only be achieved by having a clear understanding of the real implications of individual and collective developments.

The need for, and location of, strategic parking again needs to be considered as part of up to date detailed transport assessments. Whilst the location of car parking will need to mirror demand locations, it can equally be used to dictate traffic and pedestrian movements across the town centre. Significant benefits could be gained in footfall across the retail part of the town centre by providing strategic parking locations that link to employment locations but through the retail sector.

Comments from Development control

In both Section 4) Place for Shopping, and Section 7) A Place for Living, investment of new development could impact on the highway network. In Question LV –Q26 it refers to the level of design guidance required for development. To provide realistic guidance the Highway Authority needs the Council to produce and maintain a Town Centre Transport Model. This could be

achieved by developers and other funding streams contributing to the ongoing update and maintenance of the model when investing in the town, which would benefit both the developer achieving maximum benefit from his investment, and Walsall maintaining sustainability and movement around and through the town centre improving journey times and air quality.

8) Transport
Wolverhampton Street

Option 1. Pedestrianisation – Implications: Effects of vehicles at other junctions into the centre. The re routing of buses would restrict the sustainable travel benefits of public transport for buses serving the Wharf and Waterfront.

Option 2. Partial Pedestrianisation. Could be achieved through good design and use of materials for shared surfacing.

Again referring to the need to evaluate the true impact of development proposals, this is a prime example of needing to understand the practical implications through a transport assessment / model before making a final decision on the best option to take forward.

Comments from Pollution Control

John Grant to supply by separate email

Following on from the public consultations, engineering & Transportation officers would need to be involved in the evaluation of the survey data.

In summary, we are fully supportive of the AAP process and wish to see the planning and highway authority functions complement its delivery. In our view the most significant way this can be achieved is by the development and sustainability of a town centre transport model that can be used jointly to assess development implications but based on current and not historic data.

Regards

Paul Leighton
Group Leader

Traffic Management / Urban Traffic Control / Parking Services / Major Projects & Minor Improvements / Structures & Geotechnics

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