

Appendix Ai a)

**WALSALL SITE ALLOCATION DOCUMENT EXAMINATION
SCHEDULE OF MAIN MODIFICATIONS**

This Table includes the proposed Main Modifications. These are shown in **blue text and highlighted yellow**. The table also includes 'Further Proposed Modifications'; modifications that were agreed by Cabinet and formed part of the SAD submitted to the inspector but have not been subject to public consultation, although they have been in the public domain since August 2017. These are shown in **purple text and highlighted yellow**. Where applicable, the previous modification reference e.g. **FPMSAD4** has been included in addition to a new modification reference to allow for cross-reference with the schedule of Further Proposed Modifications that is available to view on the Council website here: <https://go.walsall.gov.uk/Portals/0/images/importeddocuments/sm4b - sad schedule of further proposed modifications august 2017.pdf>.

Reference	Submission Document Page Number	Policy Number/ Section Number/ Paragraph (from Submission SAD)	Main Modification (Y/N)?	Proposed Modification(s) Text as proposed to be modified is shown in normal font. Where notes are necessary to help explain the modifications these are in italics.	Reason for Modification(s)
Chapter 1: Introduction					
EXAMSADX	4	Section 1.4 to be renumbered as 1.3 How the SAD relates to other planning documents 3 rd paragraph New appendix to the SAD – UDP Saved and Superseded Policies.	Y	The Policies Map that accompanies this document will update and replace Walsall's UDP Proposals Map. As the SAD will take the place of some UDP policies, we propose to delete some several current UDP policies following the adoption of the SAD. But there will still be a need for some UDP policies dealing with development management issues, (for example bad neighbour uses or water resources), as well as to retain the policies for the District Centres, which are not covered by the SAD. This means that some saved UDP policies will continue to exist alongside the BCCS and SAD for as long as necessary. The UDP policies for Walsall Town Centre have been replaced by the AAP that has been prepared in tandem with the SAD. An Appendix to the SAD provides a list of UDP Saved and Superseded Policies. It also provides references to those UDP Policies that are directly referenced in the SAD. <i>[See Appendix 1 for the new appendix to the SAD. See also Appendix 2 for the rewritten introduction.]</i>	For clarity to show the plan and the Council's approach to plan-making is justified, effective and consistent with national policy.
EXAMSADX	4	Section 1.4 to be renumbered 1.3 How the SAD relates to other planning documents 6th paragraph to become 8 th paragraph Split paragraph after insertion to create new 9 th paragraph.	Y	Both the SAD and the BCCS cover the period to 2026. The SAD seeks to allocate sufficient land to meet identified needs for this period, and in some cases beyond. The Publication version of the SAD was prepared to a base date of 31st March 2015. However, since that stage and through the Examination process, some information has been updated to ensure the document is as up to date as possible at the time of adoption. The chapters for individual topics, including the evidence lists, show the base dates that have been used: for example, the details of housing sites are correct as at 31st March 2017 with some information even more recent than this to reflect progress on delivering housing. But T he Black Country Councils are have committed to a review of the BCCS, which started ing in 2016. That review will have to consider the long-term strategy for the regeneration of the Black Country. This will include consideration of future development needs (such as projections of housing growth) and will have to assess a range of strategic matters, including any need to review the boundaries of the Green Belt. It will be important to get T he SAD has an important role in place helping to ensure there will be a firm basis for the BCCS review as well as providing a basis for planning decisions now and into the medium-term. <i>[See Appendix 2 for the rewritten introduction.]</i>	To add clarity to the base date used for the policies.

Chapter 3a: General Housing

<p>EXAMSADX</p>	<p>28</p>	<p>Section 3.1 Introduction 2nd to 5th paragraphs</p>	<p>Y</p>	<p>As at April 2015, 5,238 of these homes had already been completed and 669 were under construction. A further 4,034 homes had planning permission but had not yet commenced construction. This means that sites to accommodate at least 2,032 homes still need to be found in addition to those that have already been granted planning permission.</p> <p>The SAD seeks to allocate land to accommodate many of these additional homes, as well as confirm which land that already has planning permission for residential development should be safeguarded for this purpose.</p> <p>The Council publishes an annual update of its housing land supply as required by the NPPF. The SAD will contribute to this supply as follows:</p> <p>As at April 2017, 6,608 of these homes had already been completed. This means that a further 5,365 new homes need to be completed by 2026 (of these, 400 were under construction at April 2017). The SAD seeks to allocate land to accommodate many of these additional homes.</p> <p>Policy HC1 allocates sites for 10 or more dwellings that have already been granted planning permission, including sites where the permission has already lapsed or will lapse in the next 3 years, where it remains appropriate to develop the site for residential purposes. Policy HC1 also allocates sites for 10 or more dwellings, outside the town and district centres, that do not yet have planning permission. The list of sites under this policy indicates which ones already have permission. Additionally, this policy allocates a number of sites of under 10 dwellings which form part of larger housing areas or where planning permission is already in place. The total capacity of the sites listed under this policy is approximately 4,000 dwellings.</p> <p>Policy HC1 allocates sites for 10 or more dwellings outside the town and district centres. Many of these sites already have either a valid or lapsed planning permission, as indicated in the table attached to the policy below. Additionally, this policy allocates a number of sites of under 10 dwellings which form part of larger housing areas or where planning permission is already in place. The total capacity of the sites listed under this policy is approximately 3,150 dwellings.</p>	<p>Amend text to clarify how the sites allocated in the SAD contribute to Walsall's total housing land supply and to ensure consistency with national policy.</p>									
<p>EXAMSADX</p>	<p>29</p>	<p>Section 3.1 Introduction 12th paragraph (last paragraph before section 3.2)</p>	<p>Y</p>	<p>Other potential smaller sites, including those that already have planning permission, and all sites within town and district centres, are not listed in the SAD. However, taken together with the sites identified in the various policies of the SAD, the total capacity of these sites is well in excess of the number of dwellings needed to meet the minimum housing target set out in the BCCS to 2026.</p> <p>The SAD does not cover the whole borough and it also omits most potential housing sites that have capacity for fewer than 10 dwellings. Full details of Walsall's housing land supply are contained in the Strategic Housing Land Availability Assessment (SHLAA) which is updated annually. In the SHLAA, each potential housing site is given a code letter that indicates its likelihood or suitability for housing. All the sites to be allocated for general housing by Policy HC1 are coded as (a) sites with a valid planning permission (in the SHLAA, this includes sites under construction) or (b) sites allocated for housing in the development plan that either do not yet have planning permission or where a previous permission has lapsed.</p> <p>As at September 2017, the breakdown of potential housing sites according to the SHLAA categories was as in the following Table (Table 3.1).</p> <table border="1" data-bbox="923 1755 1982 1915"> <thead> <tr> <th colspan="3">Table 3.1: Potential Housing Provision by Types of Site, as categorised in Walsall's SHLAA</th> </tr> <tr> <th colspan="2"></th> <th>Number of Dwellings</th> </tr> </thead> <tbody> <tr> <td>Category</td> <td>Completions 2017-18 to date</td> <td>329</td> </tr> </tbody> </table>	Table 3.1: Potential Housing Provision by Types of Site, as categorised in Walsall's SHLAA					Number of Dwellings	Category	Completions 2017-18 to date	329	<p>Amend text and add table to clarify how the sites allocated in the SAD contribute to Walsall's total housing land supply and to ensure consistency with national policy.</p> <p>This table updates the Housing Topic Paper EXAM1 that described the housing supply as at April 2016 to ensure that the SAD is justified in accordance with the latest available evidence.</p>
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				<table border="1"> <tr> <td>(a)</td> <td>Dwellings still to be completed on sites where construction of those dwellings or others on site have commenced</td> <td>1,126</td> </tr> <tr> <td></td> <td>Sites listed in SAD Policy HC1</td> <td>523</td> </tr> <tr> <td></td> <td>Other sites with valid full or outline planning permission (note 1)</td> <td>643</td> </tr> <tr> <td>Category</td> <td>Sites listed in SAD Policy HC1</td> <td>2,605</td> </tr> <tr> <td>(b)</td> <td>Other sites in category (note 2)</td> <td>41</td> </tr> <tr> <td>Category</td> <td>Sites listed in SAD Policy HC1</td> <td>0</td> </tr> <tr> <td>(c)</td> <td>Other sites in category (note 1)</td> <td>1,035</td> </tr> <tr> <td>Category</td> <td>Sites listed in SAD Policy HC1</td> <td>0</td> </tr> <tr> <td>(d)</td> <td>Other sites in category</td> <td>574</td> </tr> <tr> <td>TOTALS</td> <td>Sites listed in SAD Policy HC1</td> <td>3,147</td> </tr> <tr> <td></td> <td>Other sites in above categories</td> <td>3,729</td> </tr> <tr> <td></td> <td>Total identified potential housing supply</td> <td>6,876</td> </tr> </table> <p>Notes on Table: 1. These are small sites (fewer than 10 dwellings each), and larger sites in the town, district and local centres. Great Barr Hall, which is addressed under SAD policy ENV7, has a lapsed planning permission for 11 dwellings so is also included in this category. 2. These comprise two sites that were formerly allocated for housing in the UDP. - Enterprise Drive, Streetly, is a 'consider for release' occupied employment site so is included under SAD policy IND4; and - Gorway Road, which is part of Wolverhampton University so is addressed under SAD Policy UW1.</p> <p>The total potential supply from categories (a) to (d) is therefore, at 6,876 dwellings, well in excess of the minimum number of 5,365 required to meet the remaining BCCS target for Walsall Borough to 2026. It should also be noted that further supply could come from 'consider for release' employment sites, and small sites that have not already been identified.</p>	(a)	Dwellings still to be completed on sites where construction of those dwellings or others on site have commenced	1,126		Sites listed in SAD Policy HC1	523		Other sites with valid full or outline planning permission (note 1)	643	Category	Sites listed in SAD Policy HC1	2,605	(b)	Other sites in category (note 2)	41	Category	Sites listed in SAD Policy HC1	0	(c)	Other sites in category (note 1)	1,035	Category	Sites listed in SAD Policy HC1	0	(d)	Other sites in category	574	TOTALS	Sites listed in SAD Policy HC1	3,147		Other sites in above categories	3,729		Total identified potential housing supply	6,876	
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EXAMSADX	29	Policy HC1 Land Allocated for New Housing Development 1 st paragraph	Y	<p>The sites listed in Table HC1 below and shown on the Policies Map are proposed for housing. Proposals for the development of these sites for uses other than housing will need to be justified against other local plan and national policies, and in terms of the requirements for land for housing and these other uses assessed against current evidence.</p>	To allow for alternative uses on housing sites where this can be justified against the need for land for these uses and its effect on the housing land supply to ensure the plan is justified and effective.																																				
EXAMSADX	29	Policy HC1 Land Allocated for New Housing Development 4 th paragraph	Y	<p>A small number of these sites (referred to as GT or TS in Table HC1) could also be suitable instead in whole or in part for use as Gypsy and Traveller or Travelling Showpeople Sites, as described in Policy HC4. Proposals for general housing on these sites, or that would prevent provision for travellers on part of them in accordance with policy HC4, will be opposed unless it can be demonstrated that the total capacity of Gypsy and Traveller or Travelling Showpeople sites elsewhere in the borough, either on existing sites or other sites that are available for development for these uses, is at least equal to the total number of existing and new pitches/plots set out in table HC4b (66 pitches and 90 plots).</p>	To ensure the plan is justified and effective by clarifying the status of sites that have dual allocation for general housing and / or for travellers. See Housing Topic Paper (EXAM 1).																																				

<p>EXAMSADX</p> <p>FPMSAD4</p>	<p>30-32</p>	<p>Policy HC1 Land Allocated for New Housing Development</p> <p>Site References - HO27 - HO29 - HO62</p> <p>See EXAMSADXX re Table HC4b, below)</p>	<p>Y</p>	<p>Delete references to potential GT site from sites HO27, HO29 and HO62 in the 'Assets and Constraints and Notes' column.</p> <table border="1" data-bbox="923 216 2068 1115"> <thead> <tr> <th>Ref.</th> <th>Site Name or Address</th> <th>Assets and Constraints, and Notes (see Chapter 2 for codes)</th> </tr> </thead> <tbody> <tr> <td>...</td> <td></td> <td></td> </tr> <tr> <td>HO27</td> <td>Goscote Lodge Crescent (Site B), Goscote</td> <td>cn, GW, MSA, PROW, SLINC waste See reference in Policy HC4 to potential requirement for part of site to be GT site</td> </tr> <tr> <td>...</td> <td></td> <td></td> </tr> <tr> <td>HO29</td> <td>Goscote Lane Copper Works, Goscote</td> <td>cn, MSA, slinc waste FPMSAD4 See reference in Policy HC4 to potential requirement for part of site to be GT site</td> </tr> <tr> <td>...</td> <td></td> <td></td> </tr> <tr> <td>HO62</td> <td>Former Metal Casements, Birch Street, Walsall</td> <td>ca, cn, ind, LIMESTONE, LL (demolished), slinc See reference in Policy HC4 to potential requirement for part of site (area not affected by limestone) to be GT site</td> </tr> <tr> <td>...</td> <td></td> <td></td> </tr> </tbody> </table> <p>[See Appendix 2 for revised Table HC1.]</p>	Ref.	Site Name or Address	Assets and Constraints, and Notes (see Chapter 2 for codes)	...			HO27	Goscote Lodge Crescent (Site B), Goscote	cn, GW, MSA, PROW, SLINC waste See reference in Policy HC4 to potential requirement for part of site to be GT site	...			HO29	Goscote Lane Copper Works, Goscote	cn, MSA, slinc waste FPMSAD4 See reference in Policy HC4 to potential requirement for part of site to be GT site	...			HO62	Former Metal Casements, Birch Street, Walsall	ca, cn, ind, LIMESTONE, LL (demolished), slinc See reference in Policy HC4 to potential requirement for part of site (area not affected by limestone) to be GT site	...			<p>Deletion from 'Assets, Constraints and Notes' column of references to the possibility of parts of these sites being used for Gypsies and Travellers. The deliverability of such provision would be uncertain and could affect the deliverability of the sites for housing. The modification is needed to ensure the plan is effective.</p>
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<p>EXAMSADX</p>	<p>35</p>	<p>Policy HC1 Land Allocated for New Housing</p>	<p>Y</p>	<table border="1" data-bbox="923 1871 2024 1923"> <thead> <tr> <th>Ref.</th> <th>Site Name or</th> <th>Assets and</th> <th>Estimated Dwellings</th> </tr> </thead> <tbody> </tbody> </table>	Ref.	Site Name or	Assets and	Estimated Dwellings	<p>Amend 'Assets and Constraints, and Notes' to ensure the policy is justified</p>																				
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		<p>Development</p> <p>Table HC1 Site Reference - HO303</p>		<table border="1"> <thead> <tr> <th></th> <th>Address</th> <th>Constraints, and Notes (see Chapter 2 for codes)</th> <th></th> </tr> </thead> <tbody> <tr> <td>...</td> <td></td> <td></td> <td></td> </tr> <tr> <td>HO303</td> <td>Land (Including Factory Complex AP (UK)) at Heathfield Lane West, Darlaston</td> <td> cn, F2, F3, GW MSA, PROW, SINC sine, slinc Any development will need to address Ward's Pool SINC on part of site. Housing capacity of 188 assumes no development on SINC area. </td> <td>304-188</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Address	Constraints, and Notes (see Chapter 2 for codes)		...				HO303	Land (Including Factory Complex AP (UK)) at Heathfield Lane West, Darlaston	cn, F2, F3, GW MSA, PROW, SINC sine, slinc Any development will need to address Ward's Pool SINC on part of site. Housing capacity of 188 assumes no development on SINC area.	304-188	...				<p>and effective in its approach towards Ward's Pool SINC, which occupies part of the site, and that the SINC is dealt with through any future planning application for site. Amend to Estimated Dwellings on the basis that development might not take place on the area covered by the SINC. designation.</p>																																
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<p>EXAMSADX</p>	<p>30-37</p>	<p>Policy HC1 Land Allocated for New Housing Development</p> <p>Table HC1 Estimated Dwellings and Planning Status</p>	<p>Y</p>	<table border="1"> <thead> <tr> <th>Site Reference</th> <th>Updated dwelling capacity</th> <th>Updated Planning Status</th> </tr> </thead> <tbody> <tr> <td>HO14a</td> <td>34-20</td> <td>FPP 16/1914</td> </tr> <tr> <td>HO27</td> <td>327-426</td> <td></td> </tr> <tr> <td>HO36</td> <td></td> <td>FPP 16/1583</td> </tr> <tr> <td>HO39b</td> <td></td> <td>05/0371/FL/H5</td> </tr> <tr> <td>HO66a</td> <td></td> <td>OPP 16/1514</td> </tr> <tr> <td>HO137a</td> <td></td> <td>05/1664/OL/W3</td> </tr> <tr> <td>HO137c</td> <td></td> <td>07/0024/OL/W2</td> </tr> <tr> <td>HO147</td> <td></td> <td>06/1575/OL/E12</td> </tr> <tr> <td>HO150</td> <td></td> <td>OPP (lapsed) 06/0314/FL/E4</td> </tr> <tr> <td>HO154</td> <td></td> <td>10/1166/FL</td> </tr> <tr> <td>HO157a</td> <td></td> <td>09/1692/OL</td> </tr> <tr> <td>HO160</td> <td></td> <td>15/1281</td> </tr> <tr> <td>HO162a</td> <td></td> <td>04/0685/FL/W2</td> </tr> <tr> <td>HO162b</td> <td></td> <td>10/0659/FL</td> </tr> <tr> <td>HO163</td> <td></td> <td>FPP (lapsed)</td> </tr> </tbody> </table>	Site Reference	Updated dwelling capacity	Updated Planning Status	HO14a	34-20	FPP 16/1914	HO27	327-426		HO36		FPP 16/1583	HO39b		05/0371/FL/H5	HO66a		OPP 16/1514	HO137a		05/1664/OL/W3	HO137c		07/0024/OL/W2	HO147		06/1575/OL/E12	HO150		OPP (lapsed) 06/0314/FL/E4	HO154		10/1166/FL	HO157a		09/1692/OL	HO160		15/1281	HO162a		04/0685/FL/W2	HO162b		10/0659/FL	HO163		FPP (lapsed)	<p>Amendment to reflect latest planning permission for sites (see also modifications in respect of HO23 and HO217 in EXAMSADXX). Add permission reference number where this exists.</p> <p>In respect of site HO303 Land (including Factory complex) at Heathfield Lane, Darlaston, the Council considers that planning permission (FPP 08/0394/FL) has lapsed.</p> <p>Where no details are listed, no modification is proposed here for the data in either or both of these two columns for the respective site.</p>
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[Note: Site boundary on Policies Map revised to include Ward's Pool SINC within site (reverting to boundary prior to Pre-Submission Modification). Consequential change to open space listing and mapping in the Technical Appendix referred to in SAD Policy OS1 a).]

[See Appendix 3 for revised Table HC1.]

				<table border="1"> <tr><td></td><td></td><td>05/0566/OL/E4</td></tr> <tr><td>HO168b</td><td></td><td>12/0855/OL</td></tr> <tr><td>HO176</td><td></td><td>FPP (lapsed) 12/1431/TE</td></tr> <tr><td>HO177</td><td></td><td>15/1551</td></tr> <tr><td>HO180</td><td></td><td>10/0298/OL</td></tr> <tr><td>HO181</td><td></td><td>08/0163/OL</td></tr> <tr><td>HO185</td><td></td><td>13/0008/FL</td></tr> <tr><td>HO195</td><td></td><td>06/1380/OL/W3</td></tr> <tr><td>HO205</td><td></td><td>05/2009/OL/W1</td></tr> <tr><td>HO207</td><td>23 30</td><td>15/0061/FL</td></tr> <tr><td>HO208</td><td>24 10</td><td></td></tr> <tr><td>HO211</td><td>13 5</td><td>16/0919</td></tr> <tr><td>HO303</td><td></td><td>FPP (lapsed) 08/0394/FL</td></tr> <tr><td>HO307</td><td></td><td>14/0793/FL</td></tr> <tr><td>HO312</td><td></td><td>FPP 15/0105/FL</td></tr> <tr><td>HO314</td><td>35 26</td><td>FPP 16/1669</td></tr> <tr><td>HO315</td><td>11 23</td><td>FPP 16/1347</td></tr> <tr><td>HO318</td><td>16 6</td><td>FPP 16/1535</td></tr> <tr><td>HO320</td><td></td><td>13/1438/FL</td></tr> <tr><td>HO323</td><td></td><td>14/1014/FL</td></tr> </table> <p>[See Appendix 3 for revised Table HC1.]</p>			05/0566/OL/E4	HO168b		12/0855/OL	HO176		FPP (lapsed) 12/1431/TE	HO177		15/1551	HO180		10/0298/OL	HO181		08/0163/OL	HO185		13/0008/FL	HO195		06/1380/OL/W3	HO205		05/2009/OL/W1	HO207	23 30	15/0061/FL	HO208	24 10		HO211	13 5	16/0919	HO303		FPP (lapsed) 08/0394/FL	HO307		14/0793/FL	HO312		FPP 15/0105/FL	HO314	35 26	FPP 16/1669	HO315	11 23	FPP 16/1347	HO318	16 6	FPP 16/1535	HO320		13/1438/FL	HO323		14/1014/FL	
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EXAMSADX	30-37	<p>Policy HC1 Land Allocated for New Housing Development</p> <p>Table HC1: SHLAA Status</p>	N	<table border="1"> <thead> <tr> <th>SHLAA Status</th> <th>SAD Allocated Housing site</th> </tr> </thead> <tbody> <tr> <td>a</td> <td>HO14a, HO36, HO66a, HO160, HO177, HO180, HO185, HO207, HO211, HO303, HO307, HO312, HO314, HO315, HO318, HO320, HO323.</td> </tr> <tr> <td>b</td> <td>HO11, HO16, HO20, HO23b, HO27, HO28, HO29, HO37, HO39a, HO39b, HO40, HO41a, HO41b, HO43, HO44, HO46, HO53, HO60a, HO60b, HO60c, HO60d, HO61, HO62, HO65, HO66b, HO71, HO72, HO93, HO117, HO124, HO125, HO126, HO137a, HO137b, HO137c, HO147, HO150, HO154, HO157a, HO157b, HO157c, HO162a, HO162b, HO163, HO168a, HO168b, HO176, HO181, HO194, HO195, HO201, HO205, HO208, HO217a, HO217b, HO304, HO305, HO306, HO308, HO310, HO313, HO316, HO317, HO321, HO322.</td> </tr> </tbody> </table>	SHLAA Status	SAD Allocated Housing site	a	HO14a, HO36, HO66a, HO160, HO177, HO180, HO185, HO207, HO211, HO303, HO307, HO312, HO314, HO315, HO318, HO320, HO323.	b	HO11, HO16, HO20, HO23b, HO27, HO28, HO29, HO37, HO39a, HO39b, HO40, HO41a, HO41b, HO43, HO44, HO46, HO53, HO60a, HO60b, HO60c, HO60d, HO61, HO62, HO65, HO66b, HO71, HO72, HO93, HO117, HO124, HO125, HO126, HO137a, HO137b, HO137c, HO147, HO150, HO154, HO157a, HO157b, HO157c, HO162a, HO162b, HO163, HO168a, HO168b, HO176, HO181, HO194, HO195, HO201, HO205, HO208, HO217a, HO217b, HO304, HO305, HO306, HO308, HO310, HO313, HO316, HO317, HO321, HO322.	<p>Add column to indicate status in Strategic Housing Land Availability Assessment (SHLAA), to show how the sites allocated in the SAD contribute to Walsall's total housing land supply, to help show the plan is justified and effective.</p>																																																						
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				<i>[See Appendix 3 for revised Table HC1.]</i>	
EXAMSADX	37	Policy HC1 Land Allocated for New Housing Development Table HC1:	Y	<i>Add note to the end of Table HC1:</i> The total estimated number of dwellings from the sites listed in Table HC1 is 3,147. The contribution of these sites to Walsall's total housing supply (6,876 dwellings) is shown in Table 3.1 above.	To help make clear Walsall's housing land supply and show the plan is justified.
EXAMSADX	38	Section 3.2.1 New paragraph after 3rd paragraph	Y	...SAD, the BCCS and the UDP. The total capacity of the housing sites allocated in the SAD, added to other identified sources of housing supply, exceeds the amount required to meet the need to 2026 identified in the BCCS. Although some sites may not be delivered in this timescale, and there is likely to be a requirement for more housing land arising from the BCCS review, there may be circumstances where the need for land for other purposes, in particular employment use, can justify the development of an allocated housing site for another use where this does not prejudice the overall housing land supply needed to meet the BCCS requirement. Alternative uses will still need to satisfy other policies, for example those concerning amenity. Housing provision...	To provide support for modification to first paragraph of Policy HC1 (see EXAMSAD) to allow for alternative uses on housing sites where this can be justified against the need for land for these uses and its effect on the housing land supply.
EXAMSADX	44	Section 3.4.1 Policy Justification 4 th paragraph	Y	Population and... This accessibility is needed both to enable care workers to get to work but also to provide access for visitors and for residents who may still have a degree of mobility to enjoy local amenities. The justification to BCCS Policy HOU2 states that "The accessibility of all housing developments to a range of residential services by walking, cycling or public transport is key to achieving sustainable services. Higher density developments... should generally be located in areas with the best access to public transport and services."	To cross reference BCCS Policy HOU2 and ensure the plan is consistent with national policy.

Chapter 3b: Accommodation for Gypsies, Travellers and Travelling Showpeople

<p>EXAMSADX</p>	<p>47-48</p>	<p>Policy HC4 Accommodation for Gypsies and Travellers and Travelling Showpeople Parts a) and b)</p>	<p>Y</p>	<p>a) The sites listed in Table HC4a and shown on the Policies Map are proposed for permanent pitches for Gypsies and Travellers or plots for Travelling Showpeople as indicated. This table also shows existing sites to be safeguarded. Proposals for the use or development of these existing or proposed sites for any other purpose, including general housing, will be opposed unless it can be demonstrated that the total capacity of Gypsy and Traveller or Travelling Showpeople existing sites elsewhere in the borough, either on existing sites or other sites that are available for development for these uses, is at least the same as that equal to the total number of existing and new pitches/ plots set out in Table HC4cb below (66 pitches and 90 plots).</p> <p>The sites listed in Table HC4b are allocated for general housing under Policy HC1. However, parts of these sites may also be suitable for development as a traveller site as an alternative to Site HO28. Any proposals for general housing development on any of these sites that are submitted prior to the development of Site HO28 as a traveller site must incorporate provision for the number of pitches listed in the table as part of the development, unless it can be demonstrated that Site HO28 remains available for development as a traveller site (subject to funding), or an equivalent number of new traveller pitches has already been developed either on one of these sites or elsewhere in the borough.</p> <p>b) The new sites listed in Table HC4a have been identified in accordance with the criteria in Table HC4dc. Any proposals for other new sites not listed below must also satisfy these criteria as well as other policies in Walsall's Local Plan.</p> <p>c) Any proposals for particular sites will need to address the issues for those sites listed in the 'Notes' column in Table HC4a.</p>	<p>To ensure the plan is justified and effective by clarifying the status of sites that have dual allocation for general housing and travellers.</p> <p>See Housing Topic Paper (EXAM 1).</p> <p>Delete second paragraph of part a) (reference to Table HC4b) as this table has been deleted. It would not be justified nor effective to presume that allocated sites (particularly HO28 (Dolphin Close, Goscote)) would not come forward.</p> <p>Amend cross-reference in part 'b) to reflect the deletion of Table HC4b).</p>																								
<p>EXAMSADX FPMSAD5</p>	<p>48</p>	<p>Policy HC4 Accommodation for Gypsies and Travellers and Travelling Showpeople Table HC4a</p>	<p>Y</p>	<p>Add new site, HO14b, Croft Street, Willenhall (capacity 1) to Existing Traveller Sites, with Assets and Constraints CA, II.</p> <p>Add Note 1 to end of table.</p> <table border="1" data-bbox="923 1150 2021 1524"> <thead> <tr> <th>Ref.</th> <th>Existing Traveller Sites to be Safeguarded</th> <th>Assets and Constraints, and Notes (see Chapter 2 for codes)</th> <th>Capacity (number of pitches)</th> </tr> </thead> <tbody> <tr> <td>...</td> <td></td> <td></td> <td></td> </tr> <tr> <td>GT7</td> <td>Railswood Nursery, Railswood Drive, Pelsall</td> <td>GB, II FPMSAD5</td> <td>1</td> </tr> <tr> <td>HO14b</td> <td>Croft Street (adjacent to number 1), Willenhall</td> <td>CA, II See Note 1 below</td> <td>1</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Note 1: Site was granted retrospective planning permission in April 2016.</td> </tr> </tbody> </table> <p>[See Appendix 4 for revised Table HC4a.]</p>	Ref.	Existing Traveller Sites to be Safeguarded	Assets and Constraints, and Notes (see Chapter 2 for codes)	Capacity (number of pitches)	...				GT7	Railswood Nursery, Railswood Drive, Pelsall	GB, II FPMSAD5	1	HO14b	Croft Street (adjacent to number 1), Willenhall	CA, II See Note 1 below	1	...				Note 1: Site was granted retrospective planning permission in April 2016.				<p>To ensure policy lists and safeguards all existing traveller sites and is consistent with national policy.</p>
Ref.	Existing Traveller Sites to be Safeguarded	Assets and Constraints, and Notes (see Chapter 2 for codes)	Capacity (number of pitches)																										
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<p>EXAMSADX</p>	<p>49</p>	<p>Policy HC4 Accommodation for Gypsies and Travellers and Travelling Showpeople Table HC4a</p>	<p>Y</p>	<p>Delete sites GT5 (Cartridge Lane) and GT6 (34-38 Gould Firm Lane) and heading immediately above.</p> <table border="1" data-bbox="923 1780 2021 1913"> <thead> <tr> <th>Ref.</th> <th>Existing Traveller Sites with Temporary or Personal Permission to be Made Permanent</th> <th>Assets and Constraints, and Notes (see Chapter 2 for codes)</th> <th>Capacity (number of pitches)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Ref.	Existing Traveller Sites with Temporary or Personal Permission to be Made Permanent	Assets and Constraints, and Notes (see Chapter 2 for codes)	Capacity (number of pitches)					<p>Sites lie in the Green Belt so allocating them in the SAD would not be compliant with the BCCS and PPTS. Modification is needed to ensure consistency with national policy.</p>																
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		Site References - GT5 - GT6		<table border="1"> <tr> <td>GT5</td> <td>Cartbridge Lane</td> <td>f2, f3, SLINC (See Note 2 below)</td> <td>4</td> </tr> <tr> <td>GT6</td> <td>34-38 Gould Firm Lane</td> <td>SPZ (See Note 2 below)</td> <td>4</td> </tr> </table> <p>[See Appendix 4 for revised Table HC4a.]</p>	GT5	Cartbridge Lane	f2, f3, SLINC (See Note 2 below)	4	GT6	34-38 Gould Firm Lane	SPZ (See Note 2 below)	4	See also the related changes to the policy justification EXAMSADXX .																
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EXAMSADX	33, 50	<p>Policy HC4 Accommodation for Gypsies and Travellers and Travelling Showpeople</p> <p>Table HC4a</p> <p>Site References - HO157a - HO157c</p> <p>See also EXAMSADXX re Table HC1.</p>	Y	<p>Delete sites HO157a (Former AUTOCRAFT, Walsall Road, Walsall Wood) and HO157c (Jubilee House, Walsall Road, Walsall Wood) from list of proposed New Showpeople Sites in Table HC4a.</p> <table border="1"> <thead> <tr> <th>Ref.</th> <th>New Showpeople Sites <i>The capacity of each site assumes some equipment storage is included. It would be greater if it was only used for residential.</i></th> <th>Assets and Constraints, and Notes (see Chapter 2 for codes)</th> <th>Capacity (number of plots)</th> </tr> </thead> <tbody> <tr> <td>GT45</td> <td>96 and 100 Lindon Road, Brownhills</td> <td></td> <td>2</td> </tr> <tr> <td>HO11</td> <td>Somerford Place (former Dorsetts Scrapyard), Willenhall</td> <td>F2, F3 (but defended by culvert). Also possible general housing site (see policy HC1)</td> <td>5</td> </tr> <tr> <td>HO61</td> <td>Canalside Close, Coscote</td> <td>cn, slinc, waste FPMSAD4</td> <td>2</td> </tr> <tr> <td>HO157a</td> <td>Former AUTOCRAFT, Walsall Road, Walsall Wood</td> <td>en, NO2, slinc</td> <td>4</td> </tr> <tr> <td>HO157c</td> <td>Jubilee House, Walsall Road, Walsall Wood</td> <td>en, NO2, slinc</td> <td>3 (site currently occupied but this or adjoining quasi-retail uses may become available in future)</td> </tr> </tbody> </table>	Ref.	New Showpeople Sites <i>The capacity of each site assumes some equipment storage is included. It would be greater if it was only used for residential.</i>	Assets and Constraints, and Notes (see Chapter 2 for codes)	Capacity (number of plots)	GT45	96 and 100 Lindon Road, Brownhills		2	HO11	Somerford Place (former Dorsetts Scrapyard), Willenhall	F2, F3 (but defended by culvert). Also possible general housing site (see policy HC1)	5	HO61	Canalside Close, Coscote	cn, slinc, waste FPMSAD4	2	HO157a	Former AUTOCRAFT, Walsall Road, Walsall Wood	en, NO2, slinc	4	HO157c	Jubilee House, Walsall Road, Walsall Wood	en, NO2, slinc	3 (site currently occupied but this or adjoining quasi-retail uses may become available in future)	Deliverability of sites is uncertain in view of representation from owner of HO157a raised in conjunction with current planning application. Modification is needed to ensure the plan is effective.
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<p>EXAMSADX</p>	<p>50-51</p>	<p>Policy HC4 Accommodation for Gypsies and Travellers and Travelling Showpeople</p> <p>Table HC4b</p> <p>Site References - HO27 - HO29 - HO62</p> <p>See also EXAMSADXX re Table HC1.</p>	<p>Y</p>	<p>Delete table. Subsequent tables HC4c and HC4d renumbered HC4b and HC4c accordingly here and elsewhere in SAD.</p> <table border="1" data-bbox="923 226 2199 884"> <thead> <tr> <th>Ref.</th> <th>Site Name or Address</th> <th>Assets and Constraints, and Notes (see Chapter 2 for codes)</th> <th>Maximum number of pitches to be accommodated</th> </tr> </thead> <tbody> <tr> <td>HO27</td> <td>Goscote Lodge Crescent</td> <td>en, GW, MSA, PROW, SLINC, waste. Some or all of these may not apply depending on the precise location of the area to be developed for GT within the wider general housing site. The precise location of the area to be used for travellers would depend on the layout of general housing proposals for the larger site.</td> <td>15 (only a small part of the much larger general housing site would be used)</td> </tr> <tr> <td>HO29 (also TS)</td> <td>Goscote Copper Works</td> <td>en, MSA, slinc, waste. Some or all of these may not apply depending on the precise location of the area to be developed for GT within the wider general housing site. The precise location of the area to be used for travellers would depend on the layout of general housing proposals for the larger site.</td> <td>15 (only a small part of the much larger general housing site would be used)</td> </tr> <tr> <td>HO62</td> <td>Former Metal Casements</td> <td>ea, en, LIMESTONE, II (demolished), slinc. GT pitches to be located on part of the site outside limestone consideration zone.</td> <td>15</td> </tr> </tbody> </table>	Ref.	Site Name or Address	Assets and Constraints, and Notes (see Chapter 2 for codes)	Maximum number of pitches to be accommodated	HO27	Goscote Lodge Crescent	en, GW, MSA, PROW, SLINC, waste. Some or all of these may not apply depending on the precise location of the area to be developed for GT within the wider general housing site. The precise location of the area to be used for travellers would depend on the layout of general housing proposals for the larger site.	15 (only a small part of the much larger general housing site would be used)	HO29 (also TS)	Goscote Copper Works	en, MSA, slinc, waste. Some or all of these may not apply depending on the precise location of the area to be developed for GT within the wider general housing site. The precise location of the area to be used for travellers would depend on the layout of general housing proposals for the larger site.	15 (only a small part of the much larger general housing site would be used)	HO62	Former Metal Casements	ea, en, LIMESTONE, II (demolished), slinc. GT pitches to be located on part of the site outside limestone consideration zone.	15	<p>Deletion of these sites as places where development might have to include provision for gypsies and travellers. This reflects the deletion from 'Assets, Constraints and Notes' column in Policy HC1 of references to the possibility of parts of these sites being used for gypsies and travellers. The deliverability of such provision would be uncertain and could threaten the deliverability of the sites for housing. The modification is needed to ensure the plan is effective.</p>								
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<p>EXAMSADX</p>	<p>51</p>	<p>Policy HC4 Accommodation for Gypsies and Travellers and Travelling Showpeople</p> <p>Table HC4c (to be renumbered HC4b)</p>	<p>Y</p>	<p>Replace 4th column of table with column setting out the minimum total number of pitches / plots required by 2026, and add further column setting out the numbers of additional pitches/ plots needed to meet the</p> <table border="1" data-bbox="923 1045 2169 1724"> <thead> <tr> <th colspan="6">Table HC4cb: Capacity and Delivery Timescales</th> </tr> <tr> <th></th> <th>Occupied Permanent Pitches / Plots in 2008</th> <th>Permanent Pitches / Plots available in 2015</th> <th>Existing Time Limited or Personal Pitches / Plots</th> <th>New Pitches / Plots to be provided in 2016-2026 Minimum Total Number of Pitches/ Plots Required by 2026 (existing and proposed)</th> <th>Additional Pitches/ Plots needed to meet Minimum Requirement (compared with 2015 situation)</th> </tr> </thead> <tbody> <tr> <td>Gypsy and Traveller Pitches</td> <td>20</td> <td>33</td> <td>8</td> <td>20 55</td> <td>14 (a)</td> </tr> <tr> <td>Showpeople Plots</td> <td>55</td> <td>65-66</td> <td>0</td> <td>39 90</td> <td>24</td> </tr> </tbody> </table> <p>minimum requirements.</p>	Table HC4cb: Capacity and Delivery Timescales							Occupied Permanent Pitches / Plots in 2008	Permanent Pitches / Plots available in 2015	Existing Time Limited or Personal Pitches / Plots	New Pitches / Plots to be provided in 2016-2026 Minimum Total Number of Pitches/ Plots Required by 2026 (existing and proposed)	Additional Pitches/ Plots needed to meet Minimum Requirement (compared with 2015 situation)	Gypsy and Traveller Pitches	20	33	8	20 55	14 (a)	Showpeople Plots	55	65-66	0	39 90	24	<p>To provide clarity over required total number of pitches and plots to demonstrate the plan is justified and consistent with national policy.</p>
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Showpeople Plots	55	65-66	0	39 90	24																								
<p>EXAMSADX</p>	<p>53-54</p>	<p>Section 3.6.1 Policy Justification 2nd – 5th</p>	<p>Y</p>	<p>The Government's Planning Policy ROW states that, in common with other types of housing, LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites for travellers against their locally set targets, and identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.</p>	<p>Modifications to reflect changes to national policy and evidence in SAD, to ensure the plan is justified and consistent</p>																								

		paragraphs		<p>Since it is now less than five years to 2018, the targets in BCCS Policy HOU4 no longer provide a full indication in compliance with national policy of the number of sites that might be required. It is intended that a A review of the BCCS will commenced in 2016: this is likely to include a full review of future needs for traveller sites across the Black Country, in line with Government policy which states that LPAs should work collaboratively with neighbouring authorities.</p> <p>Immediately prior to the start of consultation on the SAD Preferred Options Document, In 2015, the Government published a revised Planning Policy for Traveller Sites which, amongst other changes, amended the definition of “gypsies and travellers” to exclude those who have ceased to travel permanently. It also published the Housing and Planning Bill, and announced that it is intending to issue revised guidelines about assessing the accommodation needs of travellers. Taken together, these recent and emerging changes mean that the 2008 Black Country Gypsy and Traveller Accommodation Assessment, which formed the evidence base for the site numbers proposed in the BCCS, can no longer be relied on as providing an accurate estimate of need. This view was supported by representations received about the SAD Preferred Options, including from a national body representing travellers.</p> <p>A full revised accommodation assessment would take several months and it would be unwise to commence until the outcome of the Housing and Planning Bill and associated guidance is known. However, the need to progress the SAD is urgent in order to ensure an adequate supply of land for general housing and other important land uses. Pending this full revision therefore, wWe have therefore produced a Draft the Walsall Gypsy and Traveller Accommodation Assessment Revision 2016 in parallel with the SAD Publication Plan. This applies the methodology used in the 2008 GTAA together with known demographic data and current information about existing traveller sites to estimate need for the period 2016-2026, covering the period to the end date of the BCCS. The Draft-Revision gives an estimated need of between 40 14 and 20 24 new pitches for Gypsies and Travellers.</p>	with national policy.
EXAMSADX X	54	Section 3.6.1 Policy Justification 7 th paragraph (4 th paragraph on page 54)	Y	<p>No evidence has been forthcoming to update the possible need for additional sites for travelling showpeople. The potential showpeople sites that were listed in the Preferred Options SAD have therefore been carried forward, except where it has been identified that a site is no longer available or suitable number of additional plots identified in the BCCS as needed by 2018 has therefore been carried forward to 2026.</p>	Modifications to reflect changes to national policy and evidence in SAD, to ensure the plan is justified and consistent with national policy.
EXAMSADX X	55	Section 3.6.1 Policy Justification 9 th – 10 th paragraphs (1 st 2 paragraphs on page 55)	Y	<p>We consider that traveller sites should only be located where general housing would also be acceptable. This means that they should not be located in the Green Belt, flood zones or sites suffering from high noise levels, poor air quality or ground contamination or stability that cannot be addressed through the development. Two existing traveller sites lie in the Green Belt but are the subject of planning permissions that are temporary and / or personal to the current occupiers GT5 at Carbridge Lane in Rushall and GT6 at 34-38 Gould Firm Lane in Aldridge. The permission for GT5 expired in 2016. Both these sites contribute to the provision of traveller sites in the borough and alternative provision would need to be made elsewhere if they were lost. However, since the SAD is intended to follow the framework of the BCCS which does not propose any change to the Green Belt, it would be inappropriate for the SAD to allocate these two sites. we consider the difficulty in identifying suitable additional traveller sites, particularly small sites for single families, comprise exceptional circumstances that mean these sites should be made permanent.</p> <p>However, nNot all general housing sites would be suitable as traveller sites. The criteria in Table HC4c, which are similar to those in the Site Assessment Matrix, list many of the issues that potential traveller sites would need to consider.</p>	Modifications to reflect changes to national policy and evidence in SAD, to ensure the plan is justified and consistent with national policy.

EXAMSADX X	58	Section 3.6.4 Monitoring	Y	Indicator	Target	BCCS Monitoring Indicator / Target?	<p>Amend targets to match 2016 GTAA that shows evidence of need over full plan period and helps justify the plan.</p> <p>The BCCS target is no longer justified in accordance with national policy as it only provides a target to 2018. National policy now requires a 5-year supply of traveller sites to be provided and maintained.</p>
				HC4a: Number of new traveller pitches and showpeople plots provided	<p>Net increase of 20 traveller pitches and 30 showpeople plots 2016-2026</p> <p>Provision of pitches and plots in accordance with numbers in Table H4b</p>	<p>COI-HOU4 (with updated timescale and numbers)</p> <p>BCCS target is no longer appropriate as it only indicates the required provision to 2018. A target based on Walsall's 2016 GTAA has therefore been identified.</p>	

DRAFT

Chapter 4: Providing for Industrial Jobs and Prosperity

<p>EXAMSADX X</p>	<p>62</p>	<p>Section 4.1 Introduction First 3 paragraphs</p>	<p>Y</p>	<p>These policies apply to the areas covered by the SAD—that is, land for industry outside Walsall Town Centre and the District Centres. As with housing land, the SAD safeguards land for industry in order to meet the targets in the BCCS. The UDP allocated some land for Core Employment uses and protected (but did not allocate) the rest of the employment land supply. However, unlike housing land, the SAD identifies both all existing industrial land as well as proposed new sites. The SAD will allocate all employment land where the SAD applies outside Walsall Town Centre and the District Centres, except for the following two cases:</p> <ul style="list-style-type: none"> • The poorest performing ex-industrial land that has been assessed as unsuitable for industry – this is allocated for other uses. A list of these sites is contained in the Employment Land Review (ELR) 2016 Appendix B 2017 Update Annex C. • Very small occupied industrial sites, which typically take up less than 0.1ha. All these fall under the Consider for Release Category (see further below). <p>Following the BCCS employment land policy framework, the sites are classified into High Quality, Potential High Quality, Retained Local Quality and Local Quality Consider for Release, and listed below. In Walsall Town Centre, relevant AAP policies will apply. In the District Centres, until they are covered by their own AAPs, the existing UDP saved policies JP5 and JP7 will continue to apply to existing industrial land as before. Information about the sites reflects the situation as described in the ELR (April 2017 update).</p> <p>Table 4.1 below provides a comparison between the targets in the BCCS, the actual situation at 2016 as described in the ELR, and the amounts of land allocated by the SAD. All figures are in hectares.</p> <table border="1" data-bbox="920 987 2003 1396"> <caption>Table 4.1: Employment Land - BCCS Targets, Walsall's ELR and SAD Provision Compared (ha)</caption> <thead> <tr> <th rowspan="2"></th> <th colspan="3">BCCS Targets</th> <th rowspan="2">ELR 2016 Existing Provision</th> <th rowspan="2">SAD 2017 Existing Provision</th> </tr> <tr> <th>2009 (BCCS Table 10)</th> <th>2016 (BCCS Table 11)</th> <th>2026 (BCCS Table 12)</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>735</td> <td>658</td> <td>611</td> <td>738</td> <td>728 (note 2)</td> </tr> <tr> <td>High Quality</td> <td>53</td> <td>149</td> <td>317</td> <td>122</td> <td>122</td> </tr> <tr> <td>Local Quality</td> <td>682</td> <td>519</td> <td>294</td> <td>616 (note 1)</td> <td>605 (note 2)</td> </tr> </tbody> </table> <p>Sources: BCCS, Walsall ELR (April 2017, position given as at April 2016 for comparison with the BCCS) Notes on Table: 1: Local Quality land is broken down as follows (figures from the ELR): Potential High Quality 193 ha, Local Quality Retained 350 ha, Consider for Release 73 ha. 2: Figures are lower in the SAD than in the ELR because they exclude sites in Walsall Town Centre and the District Centres (including approximately 10ha of 'Consider for Release' land). Local Quality land is broken down as follows (figures from the SAD): Potential High Quality 193 ha, Local Quality Retained 350 ha, Consider for Release 62 ha.</p> <p>SAD policies IND1 to IND5 allocate land for industry as follows.</p> <table border="1" data-bbox="920 1753 2003 1900"> <caption>Table 4.2: SAD Employment Land Allocations and Land Considered for Release (ha)</caption> <thead> <tr> <th>Total</th> <th>Existing Total</th> <th>Total Proposed</th> </tr> </thead> <tbody> <tr> <td></td> <td>756ha</td> <td>694ha</td> </tr> </tbody> </table>		BCCS Targets			ELR 2016 Existing Provision	SAD 2017 Existing Provision	2009 (BCCS Table 10)	2016 (BCCS Table 11)	2026 (BCCS Table 12)	Total	735	658	611	738	728 (note 2)	High Quality	53	149	317	122	122	Local Quality	682	519	294	616 (note 1)	605 (note 2)	Total	Existing Total	Total Proposed		756ha	694ha	<p>Amend first three paragraphs, and add text and table based on that from page 17 of Employment Land Review Update (ELR)(April 2017) to provide comparison between BCCS targets, actual supply of employment land and allocations in the SAD to help show the plan is justified.</p>
	BCCS Targets			ELR 2016 Existing Provision		SAD 2017 Existing Provision																																
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EXAMSADX X	66	Policy IND2 Potential High Quality Industry Final sentence	Y	<p>Policy IND2: Potential High Quality Industry</p> <p>The sites and areas listed below and shown on the Policies Map are allocated and safeguarded as Potential High Quality Industry. The provisions of BCCS policy EMP2 and UDP saved policy JP8 will apply. Non-high quality industrial uses will be discouraged except where they can be shown not to impinge adversely on the overall quality of the area. Proposals for non-industrial uses will not be permitted <u>except where allowed by BCCS Policy EMP2.</u></p>	To ensure policy is compliant with its parent BCCS policy and therefore consistent with national policy.													

<p>EXAMSADX X</p> <p>FPMSAD6</p>	<p>69, 77</p>	<p>Policies IND2 Potential High Quality Industry Table b), IND3 Retained Local Quality Industry Table b)</p> <p>Site Reference - IN98.2</p>	<p>Y</p>	<p>Move site IN98.2 (Former Railway Tavern, James Bridge, Darlaston) from Vacant Potential High Quality Industrial Sites in Policy IND2 to Vacant Retained Local Quality Industry in Policy IND3. Adjust the land area totals in the two tables accordingly and move note about the site between the two tables.</p> <p>Policy IND2 Table b)</p> <table border="1"> <thead> <tr> <th colspan="4">b) Vacant Potential High Quality Industrial Sites over 0.4ha</th> </tr> <tr> <th>Reference</th> <th>Site / area name</th> <th>Size (hectares)</th> <th>Assets and Constraints, and Notes (See Chapter 2)</th> </tr> </thead> <tbody> <tr> <td>....</td> <td></td> <td></td> <td></td> </tr> <tr> <td>IN98.2</td> <td>Former Railway Tavern, James Bridge, Darlaston</td> <td>0.39</td> <td>F2, F3, (note 6), GW, LDO, NO2, WASTE</td> </tr> <tr> <td>....</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Notes for Tables a) and b): 1. ...</p> <p>6. Site IN98.2 is within Flood Zone 3. The Environment Agency has advised that new developments on this site should include an 8 metre easement.</p> <p>Policy IND3 Table b)</p> <table border="1"> <thead> <tr> <th colspan="4">Bb) Vacant Local Quality Industrial Sites over 0.4ha FPMSAD6</th> </tr> <tr> <th>Reference</th> <th>Site / area name</th> <th>Size (hectares)</th> <th>Assets and Constraints, and Notes (See Chapter 2)</th> </tr> </thead> <tbody> <tr> <td>....</td> <td></td> <td></td> <td></td> </tr> <tr> <td>IN98.2</td> <td>Former Railway Tavern, James Bridge, Darlaston</td> <td>0.39</td> <td>F2, F3, (note 2), GW, LDO, NO2, waste</td> </tr> <tr> <td>....</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Notes for Tables a) and b): 1. ...</p> <p>2. Site IN98.2 is within Flood Zone 3. The Environment Agency has advised that new developments on this site should include an 8 metre easement.</p>	b) Vacant Potential High Quality Industrial Sites over 0.4ha				Reference	Site / area name	Size (hectares)	Assets and Constraints, and Notes (See Chapter 2)				IN98.2	Former Railway Tavern, James Bridge, Darlaston	0.39	F2, F3, (note 6), GW, LDO, NO2, WASTE				Bb) Vacant Local Quality Industrial Sites over 0.4ha FPMSAD6				Reference	Site / area name	Size (hectares)	Assets and Constraints, and Notes (See Chapter 2)				IN98.2	Former Railway Tavern, James Bridge, Darlaston	0.39	F2, F3, (note 2), GW, LDO, NO2, waste				<p>To ensure the plan is justified as (following it being separated from site IN98.1) the site does not meet criteria in the ELR for potential high quality sites and should therefore be re-categorised. The “WASTE” notation applies to the adjacent Cemetery Road site (IN98.1) so is proposed to be changed to lower case: “waste”.</p>
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<p>EXAMSADX X</p>	<p>71</p>	<p>Policy IND3 Retained Local Quality Industry Final sentence</p>	<p>Y</p>	<p>Policy IND3: Retained Local Quality Industry</p> <p>The sites below and shown on the Policies Map are allocated and safeguarded as Local Quality Retained Industry because they meet the criteria set out in the BCCS paragraph 4.14. The provisions of BCCS policy EMP3 and UDP saved policy JP8 will apply. Sufficient local quality retained land has been allocated to establish capacity to meet the Local Quality 2026 target set out in BCCS policy EMP3 and ensure that the stock does not fall below the minimum requirement set out in BCCS policy EMP1 Table 10. Proposals for high quality industrial investment will also be acceptable and welcome on this land. Proposals for non-industrial uses will not be permitted except where allowed by BCCS Policy EMP3.</p>	<p>To ensure policy is compliant with parent BCCS policy and therefore consistent with national policy.</p>																																								
<p>EXAMSADX X</p> <p>FPMSAD6</p>	<p>74, 76-77</p>	<p>Policy IND3 Retained Local Quality Industry Tables a) and b)</p> <p>Site References - IN67 - IN68.1 - IN68.2</p>	<p>Y</p>	<p>Split Ashmore Lake sites so that Sites IN67, IN68.2 and IN68.3 are in separate rows, and move site IN68.1 (Ashmore Lake South West of Sharesacre Street, Ashmore Lake, Willenhall) from Occupied Local Quality Industrial Sites in Policy IND3 Table a) to Vacant Local Quality Industry in Policy IND3 Table b). Move site IN 71.1 (South of Watery Lane, Willenhall) from Occupied Local Quality Industrial Sites in Policy IND3 Table a) to Vacant Local Quality Industry in Policy IND3 Table b). Adjust the land area totals in the two tables accordingly.</p> <p>Policy IND3 Table a)</p> <table border="1"> <thead> <tr> <th colspan="4">a) Occupied Local Quality Industrial Sites FPMSAD6</th> </tr> </thead> <tbody> </tbody> </table>	a) Occupied Local Quality Industrial Sites FPMSAD6				<p>To better identify the separate sites at Ashmore Lake and to reflect that site 68.1 at Ashmore Lake and site 71.1 were or had become vacant at March 2017 or previously. These changes will help ensure the plan is up-to-date and more clearly justified.</p>																																				
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- IN68.4
- IN71.1

Reference	Site / area name	Size (hectares)	Assets and Constraints, and Notes (See Chapter 2)
....			
IN67 IN68.1 IN68.2 IN69.4	Ashmore Lake North, Ashmore Lake South, Ashmore Lake East, Willenhall	11.1527 34.16	fF2, fF3 (part), LL, PROW, SLINC, WASTE
IN68.2	Ashmore Lake South, Willenhall	18.562	F2, F3 (part), ll, PROW, sinc, WASTE
IN69.4	Ashmore Lake East, Willenhall	4.27	GW
....			
IN71.1	S of Watery Lane, Willenhall FPMSAD7	1.03	PROW, SINC
....			

Policy IND3 Table b)

Bb) Vacant Local Quality Industrial Sites over 0.4ha FPMSAD6			
Reference	Site / area name	Size (hectares)	Assets and Constraints, and Notes (See Chapter 2)
....			
IN68.1	Land West of Sharesacre Street, Ashmore Lake, Willenhall	2.573	proW, SINC, waste
....			
IN71.1	South of Watery Lane, Willenhall FPMSAD7	1.03	gw, Inr, PROW, sinc
....			

<p>EXAMSADX X FPMSAD6</p>	<p>78-83</p>	<p>Policy IND4 Local Industry Consider for Release</p> <p>Tables a) and b)</p> <p>Site References - IN47 - IN70.7 - IN239</p>	<p>Y</p>	<p>Delete site IN12.12 (Leighswood Road, Aldridge)</p> <p>Move site IN47 (Highgate Brewery) from Occupied Sites to be considered for release in Policy IND4 Table a) to Vacant Sites to be considered for release in Policy IND4 Table b).</p> <p>Delete site IN239 (Park Lane / Wood Street, Darlaston).</p> <p>Adjust the land area totals in the two tables accordingly.</p> <p>Policy IND4 Table a)</p> <table border="1" data-bbox="923 409 1994 991"> <thead> <tr> <th colspan="5">a) Occupied Sites to be considered for release FPMSAD6</th> </tr> <tr> <th>Reference</th> <th>Site / area name</th> <th>Size (ha)</th> <th>Potential Alternative (subject to DEL2)</th> <th>Assets and Constraints, and Notes (See Chapter 2)</th> </tr> </thead> <tbody> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>IN12.12</td> <td>Leighswood Road, Aldridge</td> <td>0.356 0.4</td> <td>Housing</td> <td></td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>IN47</td> <td>Highgate Brewery, Sandymount Road, Walsall</td> <td>0.51</td> <td>Subject to SAD Policy EN6</td> <td>CA, LB, II(2), grow, SPZ</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>IN239</td> <td>Park Lane / Wood Street, Darlaston</td> <td>0.74</td> <td>Housing</td> <td></td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Policy IND4 Table b)</p> <table border="1" data-bbox="923 1094 1994 1436"> <thead> <tr> <th colspan="5">b) Vacant sites to be considered for release FPMSAD6</th> </tr> <tr> <th>Reference</th> <th>Site / area nName</th> <th>Size (ha)</th> <th>Potential alternative (subject to DEL2)</th> <th>assets and Constraints, and Notes (See Chapter 2)</th> </tr> </thead> <tbody> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>IN47</td> <td>Highgate Brewery, Sandymount Road, Walsall</td> <td>0.51</td> <td>Subject to SAD Policy EN6</td> <td>CA, LB, II(2), grow, SPZ</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	a) Occupied Sites to be considered for release FPMSAD6					Reference	Site / area name	Size (ha)	Potential Alternative (subject to DEL2)	Assets and Constraints, and Notes (See Chapter 2)	...					IN12.12	Leighswood Road, Aldridge	0.356 0.4	Housing		...					IN47	Highgate Brewery, Sandymount Road, Walsall	0.51	Subject to SAD Policy EN6	CA, LB, II(2), grow, SPZ	...					IN239	Park Lane / Wood Street, Darlaston	0.74	Housing		...					b) Vacant sites to be considered for release FPMSAD6					Reference	Site / area nName	Size (ha)	Potential alternative (subject to DEL2)	assets and Constraints, and Notes (See Chapter 2)	...					IN47	Highgate Brewery, Sandymount Road, Walsall	0.51	Subject to SAD Policy EN6	CA, LB, II(2), grow, SPZ	...					<p>To reflect that by the end of March 2017 redevelopments for housing were under construction on sites IN12.12 and IN239.</p> <p>Whilst the Highgate Brewery site is occupied by buildings (the main parts of which are Listed – see SAD Policy EN6).</p> <p>These changes will help ensure the plan is up-to-date and more clearly justified.</p>
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<p>EXAMSADX X</p>	<p>85</p>	<p>Policy IND5 New Employment Opportunities</p> <p>Notes for table: Note 1</p> <p>Site Reference - IN122 (Former Moxley Tip)</p>	<p>Y</p>	<p>Notes for Table:</p> <p>1. Proposals on this site will be expected to provide an element of leisure and recreation. This is envisaged to include structural landscaping and footpath provision rather than formal open space, and may be combined with or replaced by provision on part of the land to the north (proposed housing site HO303, Land at Heathfield Lane West, and the Ward's Pool Site of Importance for Nature Conservation (SINC)).</p> <p>2. As a result of the flood risk affecting the allocation, development proposals should be informed following early consultation with the Environment Agency.</p> <p>3. Land North of Hughes Road could be combined with adjoining employment land on the other side of the boundary with Wolverhampton to form an opportunity of 8.3ha, accessed via Dale St, Wolverhampton</p>	<p>To provide clarity over the intention of the note and that the policy approach is justified and effective.</p>																																																																						

Chapter 5: Open Space, Leisure and Community Facilities					
EXAMSADX X	101	Policy OS1 Open Space, Sport and Recreation Part b)	Y	b) Development proposals that would result in the loss of, or would otherwise adversely affect the open space, sport and recreation network, will be assessed in accordance with the relevant policies in the NPPF, BCCS Policy ENV6, and UDP Saved Policy LC1. The criteria provided within BCCS Policy ENV6 and UDP Saved Policy LC1 will be applied to determine a proposal's potential impact on the network.	To remove duplication in the policy, to improve its clarity and effectiveness.
EXAMSADX X	106	Section 6.4 Land for Cemetery Extension, Bentley Lane ...	Y	Land for Cemetery Extension, Bentley Lane, Willenhall It is proposed to save UDP Policy LC11 Bentley Lane cemetery extension is allocated through the SAD as the land requirement, established previously by Walsall's UDP (Policy LC11), for additional burials forms part of the existing capacity to meet the needs of the borough.	Amend policy introduction for clarification that the allocation has been considered in its own right and is justified and consistent with national policy.
EXAMSADX X	106	Policy LC11 Land for Cemetery Extension, Bentley Lane ...	Y	A site is proposed for the future extension of the cemetery at Bentley Lane, as shown on the Policies Map. The cemetery will remain within the Green Belt and will therefore be subject to national and local Green Belt polices. This site is affected by the following Assets and Constraints (see Chapter 2): GB, OS, MSA, PROW	Amend policy for clarification that the allocation is consistent with national policy.

Chapter 7: Environmental Network					
EXAMSADX X	117	Section 7.2 Green Belt ... Title and new paragraph after 3 rd paragraph	Y	<p>7.2 Green Belt Boundary and Control of Development in the Green Belt</p> <p>The boundary of the Green Belt is shown on the Policies Map and Map 7.5. There is approximately 4,000 hectares of Green Belt in Walsall covering over a third of the borough, the majority of which is situated within the eastern half. It provides the setting for Walsall's towns, and links them to the wider countryside. Agriculture is the predominant use in the Green Belt, whilst equine and leisure uses are becoming increasingly common.</p> <p>The Green Belt forms an important component of the borough's environmental network, providing for the continued role of agriculture, and maintaining a rural character, particularly in the areas surrounding Aldridge, and Pelsall. The defining characteristics and functions of the Green Belt will continue to be safeguarded as part of the wider West Midlands Green Belt.</p> <p>Most types of development, except for a limited list as set out in the NPPF, are inappropriate in the Green Belt. SAD Policy GB1 will be used to control development that is not inappropriate and where controls are not available under other policies in the development plan, as well as in the NPPF itself.</p>	<p>For consistency with national policy.</p> <p>Policy GB1 is to be combined with a simplified version of what was SAD Policy GB2 as the remainder of the latter is not compliant with NPPF policy relating to the Green Belt.</p>
EXAMSADX X	117	Policy GB1 Green Belt Boundary ...	Y	<p>Policy GB1: Green Belt Boundary and Control of Development in the Green Belt</p> <p>a) The boundary and extent of the Green Belt within the borough are is shown on the Policies Map. In the Green Belt, UDP saved policies will apply as well as the relevant provisions within the NPPF, BCCS, and policies contained within this document. Inappropriate development, as defined in the NPPF, will not be supported in the Green Belt in Walsall unless 'very special circumstances' exist which clearly outweigh the potential harm to the Green Belt by reason of inappropriateness and any other harm.</p> <p>b) Proposals for development in the Green Belt that is not inappropriate, or where very special circumstances exist, will still be assessed against other relevant policies, in particular UDP saved policies ENV32 and ENV33, and the cumulative visual impact of the proposals added to previous developments in the area.</p> <p>c) The re-use of redundant buildings in the Green Belt that are of permanent and substantial construction for economic development purposes will be preferred provided this does not conflict with other policies, but conversion to residential use may be more appropriate in some locations and for some types of building.</p> <p>d) Planning permissions for the conversion or replacement of existing buildings in the Green Belt will normally be subject to the removal of permitted development rights for extensions or other alterations to safeguard openness.</p>	<p>For consistency with national policy.</p> <p>Policy GB1 is to be combined with a simplified version of what was SAD Policy GB2 as the remainder of the latter is not compliant with NPPF policy relating to the Green Belt.</p>
EXAMSADXI N9.17	117-118	Section 7.2.1 Policy Justification 2 nd – 4 th paragraphs	Y	<p>In considering the Green Belt boundary the Council has had regard to the development needs of the borough, and concluded that it is not necessary to alter the Green Belt boundary in this plan. However, there are three two sets of cases where the SAD allocates existing developed or approved sites that are to remain in the Green Belt. The first of these is in respect of being existing industrial sites, which were previously allocated or protected under UDP policies. Consequently these sites are allocated according to the BCCS policy framework^{footnote}. The second is the allocation of two small existing traveller sites, with temporary or personal permissions, as permanent sites. The third case relates to an identified need for additional burial capacity at Willenhall Cemetery. This need was established and the site was allocated as UDP proposal LC11 and is carried forward in the SAD. The site has received planning permission, subject to conditions, for the cemetery extension (15/0744/FL). In addition, there are existing nature conservation designations and open space sites that are allocated in the Green Belt.</p> <p>The Council considers the allocation of existing sites within the Green Belt to be in accordance with the policy stance of the BCCS.</p>	<p>For consistency with national policy.</p> <p>Policy GB1 is to be combined with a simplified version of what was SAD Policy GB2 as the remainder of the latter is not compliant with NPPF policy relating to the Green Belt.</p> <p>Modification to text of policy justification is also required as a consequence of deletion of</p>

				<p>SAD Policy GB1 replaces UDP Saved Policies ENV1, ENV2 and ENV3 as these policies were no longer entirely in accordance with national policy following the introduction of the NPPF. UDP Saved Policy ENV4 has been deleted as the sites the policy relates to have now been developed, and the NPPF Green Belt policy supports the redevelopment of previously developed land (within limits) without the need for such land to be specifically identified in the development plan.</p> <p>Reference should be made to paragraphs 89 and 90 of the NPPF for the list of development types that are not inappropriate in the Green Belt, including the conditions that apply to some. Other policies will also be particularly relevant to development in the Green Belt: these include in particular UDP saved policies ENV32 and ENV33, and UDP saved policy T11 (access).</p> <p>Footnote: IN8 (Birch Lane, Stonnall); IN9.17 (Sandown Works & Brickyard, Stubbers Green Road, Aldridge); IN10.3 (Atlas Factory Works & Brickyard, Hstock Brickworks, part, Stubbers Green Road, Aldridge); IN13.1 (Azzurri / Rotometrics, Aldridge Road, Aldridge); IN13.2 (Aldridge Park, Aldridge Road, Aldridge vacant)</p>	<p>traveller sites GT5 and GT6 from policy HC4</p>
<p>EXAMSADX X</p>	<p>119-122</p>	<p>Policy GB2 Control of Development in the Green Belt and Countryside</p> <p>Section 7.3.1 – 7.3.3 (Section 7.3.4 Monitoring is not deleted, see below)</p>	<p>Y</p>	<p>7.3 — Control of Development in the Green Belt and Countryside</p> <p>The Council is aware that some forms of development within the Green Belt are not inappropriate development, and residents and businesses within the Green Belt may wish to make changes to buildings and sites. To this end, it is necessary to ensure that development within the Green Belt is of a scale and design that does not negatively impact on the defining characteristics, purposes, or functions of the Green Belt. Types of development which are not necessarily inappropriate in the Green Belt are listed in paragraphs 89 and 90 of the NPPF. SAD Policy GB2 will be used to control, and ensure development is appropriate within its surroundings.</p> <div style="border: 1px solid black; padding: 5px;"> <p>SAD Policy GB2: Control of Development in the Green Belt and Countryside</p> <p>a) There is a presumption against inappropriate development, as defined in the NPPF, in the Walsall Borough Green Belt. Inappropriate development will be resisted unless 'very special circumstances' exist, which clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm.</p> <p>b) Where development is appropriate in principle according to the NPPF, or where very special circumstances exist to support development that would otherwise be inappropriate, the Council will also assess proposals for their impact on the Green Belt. The assessment, including in respect of the effect on the openness of the Green Belt and the purposes of including land within it, will have regard to the following factors:</p> <ul style="list-style-type: none"> i. The detailed layout of the site. ii. The siting, design, grouping, height and scale of buildings, structures and associated outdoor equipment. iii. The colour and suitability of building materials, having regard for local styles and materials. iv. The opportunities to use redundant land and buildings of permanent and substantial construction for suitable alternative uses. v. The quality of new landscape schemes. vi. The impact on significant views, viewpoints and topographical features. </div>	<p>Deletion of Policy and supporting text, for consistency with national policy.</p> <p>Much of policy GB2 is duplicated by UDP saved policies, in particular ENV32 and ENV33, or is not complaint with NPPF policy in relation to Green Belt so is unsound. The remaining sections of the policy have been combined with SAD Policy GB1.</p> <p>Clause b) ix (accessibility) is duplicated by the Transport policies, including UDP Saved Policy T11.</p>

			<p>vii. The cumulative physical effect of proposals in any one area.</p> <p>viii. The implications for local facilities, particularly public services and infrastructure.</p> <p>ix. Accessibility - to a range of employment, service and other opportunities - by a choice of means of transport, with the potential to use sustainable means of transport.</p> <p>ix. Any other relevant considerations identified in Walsall's local plan.</p> <p>c) The re-use of existing buildings within the Green Belt will be acceptable provided that:-</p> <p>i. This would preserve the openness of the Green Belt and will not conflict with the purposes of including land in the Green Belt.</p> <p>ii. It does not involve any building extension or associated uses of land around the building which would conflict with the openness and purposes of the Green Belt.</p> <p>iii. The applicant can demonstrate through a structural survey that any building/s proposed to be re-used are of a permanent and substantial construction, capable of conversion without major or complete re-construction.</p> <p>iv. The form, bulk and general design of the buildings are in keeping with their surroundings.</p> <p>d) Re-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building. Account will be taken of potential impact on the countryside, landscapes and wildlife; local economic and social needs; accessibility; the suitability of different types of buildings for re-use; and the preservation of buildings of historic or architectural importance or interest or which otherwise contribute to local character - in accordance with other relevant policies of Walsall's Local Plan.</p> <p>e) Buildings newly converted or newly constructed for residential use within the Green Belt will normally have permitted development rights removed to restrict the impact of domestication on the openness and character of the Green Belt.</p> <p>7.3.1 Policy Justification</p> <p>The protection of the Green Belt features within the 'core planning principles' of NPPF paragraph 17.</p> <p>According to the NPPF "Green Belt serves five purposes:</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." (NPPF, paragraph 80). 	
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				<p>Generally, development within the Green Belt is considered inappropriate, with the exception of development listed in section 9 of the NPPF. Proposals that do not fall within the exceptions provided in section 9 are by definition inappropriate development, and will not be permitted unless 'very special circumstances' exist. In order to amount to 'very special' the circumstances presented must clearly outweigh the harm to the Green Belt by reason of inappropriateness, and any other harm associated with a proposal.</p> <p>A significant area of Walsall's Green Belt land is used for agricultural purposes. Provision is made within NPPF paragraph 112, and BCCS Policy CSP2 to protect the "best and most versatile agricultural land" (i.e. areas of land with an Agricultural Land Classification of 1, 2 or 3a) given its value as an economic and environmental resource. In Walsall large parts of the Green Belt are also used for the grazing of horses. Further policy guidance on the riding and stabling of horses, and on agriculture is provided by UDP Saved Policies ENV5 and ENV6.</p> <p>Development which adversely affects the openness and character of the Green Belt that is permitted is likely to be on the condition that landscaping and maintenance conditions are attached to any planning permission which will mitigate the effects.</p> <p>SAD Policy GB2 replaces UDP Saved Policies ENV2 and ENV3 as these policies are no longer entirely in accordance with national policy, following the introduction of the NPPF. UDP Saved Policy ENV4 is deleted as the sites the policy related to are now developed.</p> <p>7.3.2— Evidence</p> <ul style="list-style-type: none"> — Housing Land Supply Update (2014) — Walsall Employment Land Review (2016) <p>7.3.3— Delivery</p> <p>The Green Belt boundary will be protected and maintained through the application of policy which resists development in the Green Belt that is considered inappropriate, unless very special circumstances exist.</p>							
EXAMSADX X	122	Section 7.3.4 Monitoring	Y	<p><i>Renumbered to 7.2.4 to become the Monitoring Indicator for policy GB1 which has been expanded as policy GB2 has been deleted.</i></p> <p>7.32.4 Monitoring</p> <table border="1"> <thead> <tr> <th>Indicator</th> <th>Target</th> <th>BCCS Monitoring Indicator / Target</th> </tr> </thead> <tbody> <tr> <td>GB1a – The extent to which the Green Belt is protected from inappropriate development</td> <td>100%</td> <td>No - but Policy CSP2 of the BCCS affords protection from all inappropriate development in the Green Belt.</td> </tr> </tbody> </table>	Indicator	Target	BCCS Monitoring Indicator / Target	GB1a – The extent to which the Green Belt is protected from inappropriate development	100%	No - but Policy CSP2 of the BCCS affords protection from all inappropriate development in the Green Belt.	To reflect EXAMSADXX, which has been made for consistency with National policy.
Indicator	Target	BCCS Monitoring Indicator / Target									
GB1a – The extent to which the Green Belt is protected from inappropriate development	100%	No - but Policy CSP2 of the BCCS affords protection from all inappropriate development in the Green Belt.									
EXAMSADX X	135	Policy EN3 Flood Risk Part b) iii., Footnote	Y	<p>Policy EN3: Flood Risk</p> <p>...</p> <p>iii. all other proposals for major development ^{footnote} with the exception of those that are not affected by any source of flood risk and that have a site area of less than a hectare.</p>	To ensure the plan is justified and effective. Amend footnote to ensure flood risk in relation to future minor development at existing mineral and waste						

				<p>...</p> <p>Footnote: As defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 – SI 2015/595 (as amended), but excluding planning applications for development at existing mineral and waste management sites under Section 73 of the Town and Country Planning Act 1990 (as amended) (Variation of Conditions) that would not alter the drainage regime nor increase the risk from flooding at the site nor elsewhere, and 'minor' development at such sites as defined in Schedule 4 (1) (b) of the aforementioned Order. To determine the need for and scope of a Flood Risk Assessment, a prospective applicant should discuss any proposal with the Environment Agency and Walsall Council.</p>	<p>sites is assessed proportionately in line with evidence of risk, as agreed with Cory Environmental Limited and the Environment Agency.</p>
<p>EXAMSADX X</p>	<p>139-140</p>	<p>Policy EN4 Canals Parts a) and b)</p>	<p>Y</p>	<p>a) The position and extent of the canal network within Walsall is shown on the Policies Map. Also shown on the Policies Map is the safeguarded indicative route of the Hatherton Branch Canal restoration project.</p> <p>b) Proposals for the restoration of the Hatherton Branch Canal will be required to be supported by technical work demonstrating that:</p> <p>i. there will be no adverse impact on the Cannock Extension Canal SAC / SSSI. A detailed Habitats Regulations Assessment (HRA) will be required, having regard to the HRA screening assessment already undertaken by the Council (2016). The detailed HRA should evaluate the implications of the proposals for the site in view of its conservation objectives, demonstrate that the project would not adversely affect the integrity of the SAC contrary to the Habitats Directive, and must also take into account the cumulative impacts from other development that could affect the canal, such as mineral extraction in the Brownhills area.</p> <p>ii. an adequate water supply can be provided to support its use, including consideration of potential implications for the wider canal network;</p> <p>iii. additional boat movements along the Cannock Extension Canal SAC can be prevented; and</p> <p>iv. any significant adverse impacts on the functions and ecology of the wider canal network can be avoided or that satisfactory mitigation can be secured and maintained.</p> <p>Should the technical work be unable to demonstrate that the project is deliverable and significant adverse effects cannot be avoided or mitigated, proposals to designate the line of the restoration project as a heritage trail and / or green corridor will be supported providing doing so would not preclude future proposals to restore the canal network.</p> <p>b) The project for the restoration of the Hatherton Canal will be required to demonstrate that it will have no adverse effects on the Cannock Extension Canal SAC/SSSI. A detailed Habitats Regulations^{Footnote} Appropriate Assessment will be required to evaluate all relevant implications of the project for the site in view of its conservation objectives, to ascertain that the project would not adversely affect the integrity of the SAC contrary to the Habitats Regulations, and must also take into account in-combination effects. Proposals to designate the line of the restoration project as a heritage trail and/or green corridor will be supported provided that doing so would not preclude future proposals to restore the canal network.</p> <p>Footnote: The Conservation of Habitats and Species Regulations 2010, as amended.</p>	<p>To ensure the plan is consistent with national policy. Modify part 'b)' of the Policy to reflect agreement at the Examination. Whilst the canal restoration project will require a demonstration there would not be adverse effects on protected sites (notably the Cannock Extension Canal), the scope of a future Appropriate Assessment should be determined at the screening stage and not constrained in advance by planning policy.</p>

EXAMSADXX	140	Policy EN4 Canals Part c)	Y	<p>c) The Council will encourage the provision of secure moorings, other canalside facilities and environmental improvements that will enhance the attractiveness and recreational potential of the canal network. This is providing that proposed development is in accordance with the NPPF and relevant local plan policies, particularly BCCS Policy ENV4, SAD Policies GB21 and EN1, UDP saved policies ENV32 and ENV33, and other relevant considerations including the Humber River Basin Management Plan and the Water Framework Directive.</p>	<p>To ensure the plan is consistent with national policy. Modify part 'c)' of the Policy to reflect Modification EXAMSADXX that proposes the deletion of SAD Policy GB2, amendment to SAD Policy GB1 and reliance on saved UDP policies in respect of design both within and outside of the Green Belt. Also grammatical corrections.</p>
EXAMSADXX	141	Policy EN4 Canals Part g)	Y	<p>g) For development proposals to restore sections of the canal network, applicants will be expected to demonstrate that sufficient water resources exist, and ground that works will not adversely affect the integrity of the existing canal network or the environment.</p>	<p>To ensure the plan is consistent with national policy. Modify part 'g)' of the Policy to reflect agreement at the EiP that significant issues might not arise from groundworks and that they might not be limited to the 'integrity' of the canal network.</p>
EXAMSADXX	141	Section 7.7.1 Policy Justification 3 rd paragraph	Y	<p>Opportunities to protect and enhance the canal network, and its associated features including heritage assets, will be supported subject to proposals being in accordance with national and local plan policies. These opportunities include the Hatherton Canal Restoration project, and the Lichfield Canal link to the Wyrley and Essington Canal, which involves work on the Walsall Borough boundary with Lichfield. Walsall Council supports these projects in principle, subject to the necessary technical work to justify the granting of planning permission in accordance with legal and policy requirements being in support of both projects.</p> <p>For the Hatherton Canal this technical work to justify the implementation of the restoration scheme will need to include an Appropriate Assessment under the Habitats Regulations to consider the potential impact on European protected sites, notably the Cannock Extension Canal Special Area of Conservation (SAC). Such an assessment is required to start with a screening stage, to identify any likely significant effects on the SAC. These should include possible 'in combination' effects and they might include the effects of other policies in this plan in respect of potential mineral workings in the Brownhills area if these become the subject of implementable projects (see Brownhills Common and Yorks Bridge in SAD Policy MP9).</p> <p>While the Council recognises the support for the restoration of canal links provided in BCCS Policy ENV4, in the event that the necessary technical work does not support the project, or as a stage in the delivery of the restoration, the Council will be supportive of alternatives to safeguard the land identified on the Policies Map as a green corridor and / or heritage trail).</p>	<p>To ensure the plan is consistent with national policy.</p> <p>Split 3rd paragraph and add new paragraph referring to potential mineral workings in the Brownhills area as among the issues that might have to be considered in an appropriate assessment.</p> <p>Modify subsequent paragraph to recognise a green route might be part of a project to restore the canal.</p> <p>Modification EXAMSADXX to Policy EN4 will omit a reference to mineral working. However, policies for potential mineral workings are included in Chapter 9 of the SAD and it is considered necessary to make clear the potential for 'in combination' effects has been taken into account.</p>

<p>EXAMSADX X</p>	<p>146</p>	<p>Policy EN5 Development in Conservation Areas Parts a) and b)</p>	<p>Y</p>	<p>a) The Council will determine whether development protects, conserves and, where possible, preserves or enhances the significance of conservation areas, including their setting, character and appearance, in terms of the requirements set out in national guidance, and will encourage sustainable new development opportunities that enhance or better reveal this significance in line with the NPPF. Consideration will also be given to the following.:</p> <ul style="list-style-type: none"> i. The degree of harm, loss of, or alteration to property buildings, structures or features which makes a positive contribution to the character and significance of the conservation area. ii. The impact of any new, extended or altered buildings, structures or features on the heritage assets, special townscape and landscape features within the conservation area. iii. The scale, massing, siting, layout, design or choice of materials used in any new or altered building, or structure or feature. iv. The nature of any proposed use and the likely provision of parking, infrastructure, utilities and other paraphernalia, and the anticipated levels of traffic and other activities that would result. <p>b) Where a property building, structure or feature makes a positive contribution to the significance of a conservation area or its setting, the Council will not grant planning permission for demolition unless the following criteria are met:</p> <ul style="list-style-type: none"> i. it can be demonstrated that the substantial harm or loss of significance caused by the demolition is necessary to achieve substantial public benefits that outweigh that harm or loss; <p>....</p>	<p>To ensure the plan is consistent with national policy reword policy to better accord with the language used in the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
<p>EXAMSADX X</p>	<p>149-150</p>	<p>Policy EN6 Highgate Brewery (IN47) Parts c) and f)</p>	<p>Y</p>	<p>...</p> <p>c) In considering proposals for this site, the Council will particularly take into account the following.:-</p> <ul style="list-style-type: none"> i. The contribution the proposal makes to the aim of achieving a viable economic use for Highgate Brewery. ii. Government guidelines legislation and national policy for the protection of Listed Buildings and development in Conservation Areas. iii. Environment Agency requirements for Groundwater Source Protection Zones. <p>...</p> <p>f) All proposals must provide for the following.</p> <ul style="list-style-type: none"> i. The preservation or enhancement of the buildings and features of architectural or historic interest, and of the character of the surrounding Highgate Conservation Area. The preservation, enhancement and improvement of the significance of buildings of architectural or historic interest and other historic features. ii. The preservation and enhancement of the character of the Highgate Conservation Area. iii. Ensuring any additions and / or alterations to the site do not detract from the character of the listed Highgate Brewery site or its setting. iiii. An indication as to Demonstrating how they will contribute and relate to the aim of 	<p>To ensure the plan is consistent with national policy and can be effective. Rewording to recognise the status of relevant legislation and policy (including the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF) and to better reflect how the legislation and policy should be applied to this site.</p>

				<p>achieving a comprehensive approach towards the future use and management of the Estate Highgate Brewery and its curtilage.</p> <p>iv. Protection of the abstraction borehole, and its associated Water Source Protection Zone centred on the site, in order to prevent direct pollution pathways to the aquifer remaining.</p> <p>...</p>	
EXAMSADX X FPMSAD16	158	Section 7.10: Great Barr Hall and Estate 3rd objective	N	Encourage the preservation, enhancement and improvement of the significance of heritage assets including the historic parkland and its lakes , buildings of architectural or historic interest and the Great Barr Conservation Area.	To refer to significant features of the estate, in response to a representation from the Beacon Action Group (811).
EXAMSADX X FPMSAD17	158	Section 7.10: Great Barr Hall and Estate 3rd paragraph, 1 st sentence	N	Part of the estate that was formerly St Margaret's Hospital has been redeveloped for housing over the last few years, but the associated parkland has not yet been completely restored. But The remainder of the estate	To reflect that the restoration of the part of the parkland owned by Bovis is still underway, in response to a representation from the Beacon Action Group (811).
EXAMSADX X FPMSAD18	158-159	Section 7.10: Great Barr Hall and Estate 3rd paragraph, 2 nd sentence onwards		The remainder of the estate has yet to be restored. The Hall is in a very poor condition, lacking a roof and internal fittings, and it has previously been considered by Historic England to be at risk of further deterioration. The Registered Park and Garden is on the 2016 Heritage at Risk Register. It is rated with one of the highest levels of risk with a condition of "Extensive Significant Problems", "High" vulnerability and a trend of "Declining". and both Great Barr Hall listed building and its Registered Park and Garden are on the 20165 Heritage at Risk Register (albeit the Hall is included as a Grade II* listed building). The Hall is rated as 'very bad' condition and Priority A (Immediate risk of further rapid deterioration or loss of fabric; no solution agreed), which is the highest level of risk on the Heritage at Risk Register. As with the Hall itself, the Grade II Registered Parkland is rated at one of the highest levels of Risk on the Heritage at Risk register with condition of "Extensive Significant Problems", high vulnerability and a trend of declining.	To reflect the removal of Great Barr Hall and Chapel from the Heritage at Risk Register, in response to representations from the Beacon Action Group (811) and Valerie Vaz MP (2052).
EXAMSADX X (Note FPMSAD19 - which should have been in respect of part c)iii - has now been made a separate part of section b)	159-160	Policy EN7 Great Barr Hall and Estate and the former St. Margaret's Hospital Part b) i-vi (vii)	Y	<p>b) All proposals must provide for and / or demonstrate the following.</p> <p>i. An assurance that the linkages and relationship between the Hall and the park and garden are retained, including key views both within the park and the wider landscape.</p> <p>ii. Functionally, visually and environmentally satisfactory arrangements for vehicular access from Queslett Road: the Council will require the developer to meet the costs of necessary off-site highway improvements. Any access from Chapel Lane should be minimised for environmental and traffic management reasons.</p> <p>iii. The preservation and enhancement of the character and appearance of the Great Barr Conservation Area, or taking areas of the best and most versatile agricultural land where this could be avoided.</p> <p>iv. The protection of the areas of the best and most versatile agricultural land where possible.</p> <p>iv. Evidence of how they will contribute and relate to the aim of achieving a comprehensive approach towards the future use and management of the Estate.</p> <p>vi. Sensitively designed and located development in order to be in keeping with, and minimise the impact upon, heritage assets and / or historic landscape and their settings in line with the NPPF.</p>	<p>Split reference to best and most versatile agricultural land from separate consideration of character and landscape. Agricultural land would become a new 'iv', with the following sections renumbered accordingly.</p> <p>To clarify the policy and make it more effective.</p>

				vii. The contribution the proposal makes to the aim of achieving a comprehensive approach to the conservation of the significance of the site of Great Barr Hall, the historic landscape of the Registered Park and Garden and the wider setting of the Conservation Area (where applicable).	
EXAMSADX X	160	Policy EN7 Great Barr Hall and Estate and the former St. Margaret's Hospital Part c), first part	Y	c) The Council promotes good design that respects the character appearance and quality of the area, it will seek to resist development where any of the following occur:	To clarify that all of the points ('i' to 'iv') should be addressed, so to make the policy more effective,
EXAMSADX X	161	Policy EN7 Great Barr Hall and Estate and the former St. Margaret's Hospital Part d), first part	Y	d) Enabling development will be justified only insofar as it is necessary for the restoration and maintenance of the heritage assets and where the likely impact in terms of the Listed Buildings, Registered Park and Garden, Conservation Area and Green Belt Policies are outweighed by benefits for securing the future of the estate's heritage assets. If any scheme for enabling development is proposed it should address all of the following:	To clarify that all of the points ('i' to 'iv') should be addressed, so to make the policy more effective.
EXAMSADX X FPMSAD20	162	Policy EN7 Great Barr Hall and Estate and the former St. Margaret's Hospital Part h)ii	Y	The long-term viability for the retention and restoration of the Hall and Chapel.	To clarify the policy, in response to a representation from the Beacon Action Group (811).
EXAMSADX X FPMSAD21	164	Section 7.10.1 Policy Justification 3 rd paragraph	Y	The whole area covered by Policy EN7 falls within the Great Barr Conservation Area, as well as being in the Green Belt. The latter is not shown on map 7.4 in order to aid clarity for the other issues. Both Great Barr Hall and the Registered Park are on the 2015 Heritage at Risk register.	To reflect the removal of Great Barr Hall from the Heritage at Risk Register, in response to representations from the Beacon Action Group (811) and Valerie Vaz MP (2052). The 'at risk' status of the registered park is referred to at two other places in the policy / supporting text.
EXAMSADX X FPMSAD22	167	Section 7.10.1 Policy Justification 1st paragraph under the heading 'Great Barr Hall and Chapel'	Y	Great Barr Hall and Chapel has had its listed status changed from Grade II* to Grade II. That means it has been removed from the Heritage at Risk Register. However, it still remains in poor condition. "Great Barr Hall is one of the few a Grade II* listed buildings in Walsall and is included on the 20165 heritage at risk register under its previous grading of II*."	To reflect the removal of Great Barr Hall and Chapel from the Heritage at Risk Register, in response to representations from the Beacon Action Group (811) and Valerie Vaz MP (2052).

<p>EXAMSADX X</p> <p>FPMSAD23</p>	<p>169</p>	<p>Section 7.10.3 Delivery Additional point.</p>	<p>Y</p>	<ul style="list-style-type: none"> Through requirements for landscape and other management plans to secure the enhancement and future maintenance of the Hall and/or the estate. A Landscape Management Plan is being operated by Bovis as a requirement of the planning permission for the Netherhall Park (St. Margaret's Hospital) development. 	<p>To reflect current and proposed delivery, in response to a representation from the Beacon Action Group (811).</p>
<p>EXAMSADX X</p> <p>FPMSAD24</p>	<p>169</p>	<p>Section 7.10.4 Monitoring Deletion of target EN7d</p>	<p>Y</p>	<p>Great Barr Hall: Improvement from 'very bad' condition and Priority A (Immediate risk of further rapid deterioration or loss of fabric; no solution agreed)</p>	<p>To reflect the removal of Great Barr Hall and Chapel from the Heritage at Risk Register, in response to representations from the Beacon Action Group (811) and Valerie Vaz MP (2052).</p>

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Chapter 8: Sustainable Waste Management

<p>EXAMSADX X</p>	<p>178</p>	<p>Policy W1 Future Waste Management Requirements Part b)</p>	<p>Y</p>	<p>Treatment and Transfer of <u>Non-Hazardous</u> Household and Commercial & Industrial Waste</p> <p>b) The following targets are identified for delivery of new <u>non-hazardous</u> waste treatment and transfer capacity for household and commercial and industrial waste:</p> <ul style="list-style-type: none"> i. <u>176,000 180,000</u> tonnes per annum of additional capacity for re-use, recycling or composting / <u>anaerobic digestion</u> of waste paper, card, cans, glass, plastics, food and green waste generated by households and businesses; ii. 300,000 tonnes per annum of additional capacity for recovery of energy from pre-treated residual <u>non-hazardous</u> household and commercial and industrial waste; and iii. <u>40,000 50,000</u> tonnes per annum of additional capacity for sorting and transfer of non-hazardous waste from households and businesses. 	<p>To reflect updated evidence on net changes in waste capacity since the BCCS 'baseline' date, which has affected the requirements for Walsall identified in the BCCS. Also to clarify that the requirements in the plan relate to non-hazardous waste management, as the BCCS 'baseline' evidence shows that there is already sufficient hazardous waste treatment and transfer capacity in the Black Country. The overall requirements for Walsall have increased since the BCCS 'baseline' date (March 2009) as a result of net losses.</p> <p>It is proposed – as a Minor Modification - to include an explanatory table in the Policy Justification to explain why the net loss has occurred and show how the target figures have been worked out</p>																								
<p>EXAMSADX X <u>FPMSAD26</u></p>	<p>193-195</p>	<p>Policy W3 New Waste Management Development – Waste Treatment and Transfer Part c), Potential Waste Sites Site WP11</p>	<p>Y</p>	<p><i>Potential Waste Site WP11: Cemetery Road, Darlaston – SAD Industrial/ Minerals/ Other Site Reference – delete IN98.2 (Former Railway Tavern) and amend notes to Table to reflect this.</i></p> <table border="1" data-bbox="923 1331 2074 1780"> <thead> <tr> <th>SAD Waste Site Reference</th> <th>SAD Industrial / Minerals / Other Site Reference (note 1)</th> <th>Site Name and Address</th> <th>Facility Type(s) Potentially Suitable</th> <th>Estimated Maximum Annual Throughput Capacity (tonnes per annum)</th> <th>Assets and constraints and Notes (See Chapter 2)</th> </tr> </thead> <tbody> <tr> <td>....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WP11</td> <td>IN98.1 <u>IN98.2</u></td> <td>Cemetery Road, Darlaston³</td> <td>Enclosed Waste Recovery / Treatment / Transfer</td> <td>Up to 100,000</td> <td>F2, F3, GW, LDO, os (notes 3 and 4)</td> </tr> <tr> <td>....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Notes on Table: ...</p> <p>3. Site WP11 (<u>IN98.1</u>) is partly within Flood Zones 2 and 3, although it does not include the Former Railway Tavern site (<u>IN98.2</u>) on the opposite side of Kendrick's Road, which is</p>	SAD Waste Site Reference	SAD Industrial / Minerals / Other Site Reference (note 1)	Site Name and Address	Facility Type(s) Potentially Suitable	Estimated Maximum Annual Throughput Capacity (tonnes per annum)	Assets and constraints and Notes (See Chapter 2)						WP11	IN98.1 <u>IN98.2</u>	Cemetery Road, Darlaston ³	Enclosed Waste Recovery / Treatment / Transfer	Up to 100,000	F2, F3, GW, LDO, os (notes 3 and 4)						<p>To ensure the policy is effective delete reference to Site IN98.2 Former Railway Tavern from Potential Waste Site WP11, reflecting the constraints affecting Former Railway Tavern site, as agreed during the Examination.</p> <p>See</p>
SAD Waste Site Reference	SAD Industrial / Minerals / Other Site Reference (note 1)	Site Name and Address	Facility Type(s) Potentially Suitable	Estimated Maximum Annual Throughput Capacity (tonnes per annum)	Assets and constraints and Notes (See Chapter 2)																								
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....																													

				<p>entirely within Flood Zone 3. The Environment Agency has advised that new developments on this site should allow an 8 metre easement.</p> <p>....</p>				
EXAMSADX X	203	Section 8.4.1 Policy Justification Table 8.2 - heading	Y	<p>Table 8.2: Open Land in Walsall – Potentially Suitable Waste Operations</p> <table border="1"> <tr> <td> <p>Green Belt (SAD Policies Policy GB1, GB2)</p> </td> <td> <p>Urban Open Space (BCCS Policy ENV6, SAD Policy OS1)</p> </td> <td> <p>Vacant Previously Developed Land (BCCS Policies CSP1, CSP2)</p> </td> </tr> </table>	<p>Green Belt (SAD Policies Policy GB1, GB2)</p>	<p>Urban Open Space (BCCS Policy ENV6, SAD Policy OS1)</p>	<p>Vacant Previously Developed Land (BCCS Policies CSP1, CSP2)</p>	Consequential Modification - Policy GB2 has been deleted by Main Modification
<p>Green Belt (SAD Policies Policy GB1, GB2)</p>	<p>Urban Open Space (BCCS Policy ENV6, SAD Policy OS1)</p>	<p>Vacant Previously Developed Land (BCCS Policies CSP1, CSP2)</p>						

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Chapter 9: Sustainable Use of Minerals

EXAMSADX X	248 - 249	Policy M6 Brickworks – Future Supply Requirements Parts c) to f)	Y	<p>Policy M6: Brickworks – Future Supply Requirements</p> <p>....</p> <p>MB1: Aldridge Brickworks</p> <p>c) This factory is operated by Ibstock Brick Ltd. It has no clay pit of its own and currently relies on clay imported from Atlas Quarry and other sites outside of Walsall. There are currently no restrictions on importation of clay to this factory.</p> <p>d) The Council will support proposals to expand Atlas Quarry (SAD Site MP2) supply the factory from other permitted production sites in Walsall, where this would provide a 25 year supply to Aldridge Brickworks in accordance with current national policy guidance, subject to addressing the issues outlined in SAD Policy M8 Policies M7 and M8 and the requirements of BCCS Policy MIN3 on the importation of brick clays.</p> <p>MB2: Atlas Brickworks</p> <p>e) This factory is operated by Ibstock Brick Ltd and is currently supplied with brick clay from the adjacent Atlas Quarry (SAD Site MP2). The quarry is the factory’s main source of supply, and currently provides more than 90% of its brick clay requirements, although the factory is allowed to import up to 30% of the clay it uses. The existing permitted reserves at the quarry are not sufficient to provide a 25-year supply to the factory as required by current national policy guidance.</p> <p>f) The Council will support proposals to expand Atlas Quarry (SAD Site MP2), where feasible if this would provide enable a 25 year supply to this factory to be maintained, in accordance with current national policy guidance, subject to addressing the issues outlined in SAD Policy M8 relating to the quarry expansion M7.</p>	To update the policy following the grant of permission to expand Atlas Quarry in February 2017 (permission 14/0619/CM), which allows the quarry to supply Aldridge Brickworks. Sub-section f) also requires updating to enable supplies to both brickworks to be maintained in the long-term if feasible, and to correct the reference to SAD Policy M8 which should have referred to SAD Policy M7. The modifications are to support the justification or and effectiveness of the plan.
EXAMSADX X	250 – 252	Policy M7 Brick Clay Extraction – Stubbers Green Parts a), d) and e)	Y	<p>Policy M7: Brick Clay Extraction – Stubbers Green</p> <p>a) New or amended proposals for mineral development at Atlas and Sandown Quarries (sites MP2 and MP7), and elsewhere within the Stubbers Green Area of Search (site MXA3), including the Recordon Land (site MXP3) as shown on the Policies Map and Map 9.1, should identify, evaluate and address any potential harmful effects on health, the environment, local amenity, and infrastructure, including any effects likely to arise which are not specifically identified in this policy. Any concerns raised by the relevant regulatory authorities, statutory consultation bodies and infrastructure providers will also be an important material consideration.</p> <p>b)</p> <p>c)</p> <p>MP2: Atlas Quarry – Permitted Minerals Site and MXP3: Recordon Land – Potential New Minerals Site</p> <p>d) Atlas Quarry is an active clay extraction site which currently supplies the adjacent Atlas Brickworks (site MB2), and is expected to continue in production throughout the plan period and beyond. The current working conditions for the quarry (04/1603/M1) are being reviewed as part of the current application to extend it onto the adjacent Recordon Land An extension to</p>	Permission was formally granted for expansion of Atlas Quarry onto the ‘Recordon Land’ in February 2017 (14/0619/CM), following consultation on Pre-Submission Modifications. Separate designation of Potential Minerals Site ‘MXP3: Recordon Land’ is no longer necessary as it now forms part of permitted area of Site MP2: Atlas Quarry. Policy needs to be updated to reflect this change in the planning status of both sites and this will support the justification for and effectiveness of the plan.

				<p>the quarry (to include the 'Recordon Land'), revised working conditions and an indicative restoration programme for the expanded site were formally approved by the Council in February 2017 (14/0619/CM). The Recordon Land is part of an important network of wetland habitats and is designated as a Site of Importance for Nature Conservation (Stubbers Green SINC), so there is potential for the quarry expansion to have harmful effects on ecology and hydrology.</p> <p>e) However, the Council will support proposals to expand Atlas Quarry onto the Recordon Land, and proposals to haul clay from the expanded Atlas Quarry to other brickworks in Walsall, where this would help maintain supplies and reduce reliance on imports from other areas, subject to addressing any harmful effects on the local highway network, the environment and amenity. Any new or amended proposals for the expansion of Atlas Quarry should address the following issues:</p> <p>....</p>	
EXAMSADX X	255-266	<p>Policy M8 Brick Clay Extraction – Other Areas</p> <p>Part c)</p> <p>Site Reference - MP6: Highfields South</p>	Y	<p>c) Restoration by infilling with non-hazardous waste is currently underway, in accordance with the approved restoration programme and phasing (planning permissions 07/0046/WA/E1 as varied by 10/0165/FL and 11/0953/FL, 16/0465 as varied by 17/0244). Infilling is required to be completed within 8.5 years of commencement (i.e. by September 2016), although the operator has indicated that it is likely to take longer by 31 December 2025. In the event that revised proposals for restoration and/ or phasing are brought forward while this policy remains in effect....</p>	<p>To update the policy for Highfields South Landfill following grant of permission to extend the life of the landfill in September 2016 (16/0465). See also the Modification to the Table in Waste Policy W4 part c)</p> <p>By making the plan up-to-date these modifications will help to ensure it is justified and effective.</p>
EXAMSADX X	258 - 259	<p>Policy M8 Brick Clay Extraction – Other Areas</p> <p>Part g) xv.</p> <p>Site Reference - MP9: Highfields North</p>	Y	<p>xv. The entirety of the worked areas covered by the SSSI designation must be restored as recreated to the wildlife habitats as those habitat types currently present within Jockey Fields SSSI and referred to in the SSSI Citation ^{Footnote}, and of similar or enhanced value and managed to achieve and maintain favourable condition. The restored site should also be publicly accessible natural green space that re-instates the existing pedestrian links provided by Public Right of Way Bro41. Consideration should also be given to alternative forms of ownership for the restored site, such as a conservation trust, community group or similar body that will accept responsibility for the ongoing management of the re-created habitats.</p> <p>Footnote: Being the specification of the flora, fauna or geological or physiographical features by reason of which the land is of special interest, as notified from time to time under section 28 (4) (a) of the Wildlife and Countryside Act 1981 (as amended).</p>	<p>Amended wording to improve clarity and succinctness, as agreed by Natural England and Walsall Council officers at the Examination - see EXAM25 (Summary of Natural England's submissions, 7th September 2017 and Proposed Main Modification to Policy MP9 g) xv. - Statement of Common Ground between Natural England and Walsall Council). The Modification is to support the justification for and effectiveness of the plan.</p>
EXAMSADX X	262	<p>9.4.1</p> <p>Policy Justification</p> <p>Policy M6, 4th and 5th paragraphs</p>	Y	<p>Currently (February As at March 2017), Etruria Marl is was only being extracted at two sites in Walsall, Atlas Quarry and Sandown Quarry, for supply to the adjacent Atlas and Sandown brickworks. The SAD Issues & Options Report (April 2013) and the SAD Preferred Options Report (September 2015) noted that at the time they were prepared none of Walsall's three brickworks can currently could identify a 25-year supply of permitted reserves of brick clay. Hence, there is was a need for a policy in the SAD to</p>	<p>To amend the baseline date for information in line with the baseline date for the rest of the plan, and to correct an error in the baseline date of the</p>

				<p>guide future decisions on proposals to increase supplies to each factory, which is addressed by Policy M6.</p> <p>Section 7.3 of the SAD & AAP Minerals Study (2015) summarises the supply situation at each factory in Walsall at the end of December 2014 2015, and the situation has not changed significantly since then.⁸⁵ Since the report was published, the supply situation for each of the brickworks in Walsall has changed as a result of new planning permissions (see below). Table 9.3 below summarises the requirements for each factory at the end of March 2017, based on information provided in recent planning applications. It should be noted that the requirements in the table below relate to total clay requirements, some of which are for clays other than Etruria Marl.</p>	<p>information included in the SAD & AAP Minerals Study (2015). The Modification is to support the justification for and effectiveness of the plan.</p>
EXAMSADX X	263	9.4.1 Policy Justification Policy M6, 6 th paragraph (1 st whole paragraph on page 263)	Y	<p>Atlas Brickworks is operated by Ibstock Brick Ltd and is currently in the best position. The brickworks are currently (April 2015) estimated to have around 13 years worth of permitted reserves remaining at the adjoin Atlas Quarry. If the current A planning application to extend Atlas Quarry (14/0619/CM) is approved in February 2017, and the supporting information indicates that this would will give the factory in excess of around 25-years supply of clay in accordance with national policy requirements.</p>	<p>To reflect the grant of permission for the expansion of Atlas Quarry in February 2017 (14/0619/CM), and the consequential increase in supply of permitted reserves of brick clay to Atlas brickworks. The Modification is to support the justification for and effectiveness of the plan.</p>
EXAMSADX X	264	9.4.1 Policy Justification Policy M6, 10 th paragraph (2 nd paragraph on page 264)	Y	<p>As Aldridge Brickworks belongs to the same operator as Atlas Brickworks and Quarry (Ibstock Brick Ltd), there is potential for the current proposal the planning permission to extend Atlas Quarry (14/0619/CM) to provide will yield enough permitted reserves of clay to provide around a 25-year supply of brick clay to this factory as well as to Atlas brickworks, assuming that a proportion of the supply will continue to be imported. Indeed, this is the stated intention in the supporting information provided with the application. This approach of pooling resources is supported in principle by the existing BCCS Policy MIN3 on the importation of brick clays to brickworks.</p>	<p>To reflect the grant of permission for the expansion of Atlas Quarry in February 2017 (14/0619/CM), and the consequential increase in supply of permitted reserves of brick clay to Aldridge brickworks. The Modification is to support the justification for and effectiveness of the plan.</p>
EXAMSADX X	265	9.4.1 Policy Justification Policy M7, 2 nd and 3 rd paragraphs	Y	<p>The Area of Search also includes a Potential New Minerals Site (MXP3- Recordon Land) which is adjacent to Atlas Quarry and includes winnable clay resources. This site was originally identified through previous engagement with the brick industry during the preparation of the BCCS, and this was followed up by pre-application discussions and the submission of a planning application in 2014 (14/069119/CM). Application 14/0619/CM to expand site MP2: Atlas Quarry was approved in principle by the Council's Planning Committee on 02.04.15, granted in February 2017 subject to a Section 106 agreement requiring details of hydrological monitoring, dedication of land required to compensate for the eventual loss of Stubbers Green SINC, and other works required to mitigate impacts on ecological networks and sites linked to the SINC in the surrounding area, including the Swan Pool and the Swag SSSI. These requirements have been reflected in the policy for Atlas Quarry (MP2) and the Recordon Land (MXP3).</p>	<p>To reflect the grant of permission for the expansion of Atlas Quarry in February 2017 (14/0619/CM), and the consequential change in status to the Recordon Land (formerly site MXP3), which no longer needs to be identified as a Potential Minerals Site as it is now part of the permitted area of Atlas Quarry (site MP2). The Modification is to support the justification for and effectiveness of the plan.</p>

<p>EXAMSADX X</p>	<p>266</p>	<p>9.4.1 Policy Justification Policy M7, 8th and 9th paragraphs</p>	<p>Y</p>	<p>Atlas Quarry (MP2) is unlikely to come forward for restoration until long after the end of the plan period. However, it is considered appropriate for the SAD to provide long-term objectives for the future restoration of this site and the adjacent Recordon Land. The requirements for restoration and after-use identified in Policy M7 are consistent with the requirements of existing permissions the proposals included in application 14/0619/CM which has already been approved in principle by the Council, but given the likely lifetime of the expanded quarry, but are flexible enough to allow for appropriate changes.</p> <p>All Both of the brick clay extraction sites at Stubbers Green are within the Green Belt, therefore the end use(s) following restoration will be expected to be appropriate and to maintain openness in accordance with SAD Policy GB21 and national policy guidance.⁸⁷ Redevelopment with new housing, industry, etc. will not be acceptable. The policy therefore sets out the key requirements to be addressed in future new or amended restoration programmes for all both sites, including suitable end uses.</p>	<p>To reflect the grant of permission for the expansion of Atlas Quarry in February 2017 (14/0619/CM), and to explain the reasons for the policy towards restoration of the site following the approval of a new restoration programme as part of the permission. Final paragraph of justification also amended to refer to Policy GB1 instead of GB2 as latter policy has been deleted. The Modification is to support the justification for and effectiveness of the plan.</p>
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Chapter 10: Transport and Infrastructure

<p>EXAMSADX X</p>	<p>294</p>	<p>10.2 Transport Policies</p>	<p>Y</p>	<p>The key transport priorities are set out in BCCS policy TRAN1. “<i>Movement For Growth</i>”, The West Midlands Strategic Transport Plan for the Metropolitan area, was published in December 2015 and sets out how the transport network will be developed in the next 20 years. No new transport policies or allocations are proposed in the SAD but UDP the policies and proposals T2, T3, T4 and T5 below have been are slightly amended and updated replaced by policies with the same reference number in the SAD. The revised policies incorporate slight amendments and updates to take account of the Strategic Transport Plan and the replacement of Centro by Transport for West Midlands. There is also a need for some slight amendments to policies T2 and T5 to update them and take account of BCCS Policy TRAN1 as regards transport investment. No changes are proposed to UDP saved policies T1, T4, T6, T7, T8, T9, T10, T11, T12 and T13. UDP proposal T3, and policies T4 and T5, govern the identification or allocation of land and these are listed below. There is also a need for some slight amendments to policies T2 and T5, and proposal T5, to update them and take account of BCCS policy TRAN1 as regards transport investment, and for this reason T2 is also shown below.</p>	<p>Correction to list of UDP saved policies and proposals that are being replaced by the SAD. To ensure the plan is justified.</p>
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