

Appendix B – Walsall SAD, AAP, CIL Proposed Pre-Submission Modifications

Appendix Bi: Proposed Pre-Submission Modifications to Walsall’s SAD

Proposed Modifications – text proposed to be deleted is shown as ~~strike through~~, text proposed to be added is shown underlined.

Main Modifications are shown in bold text.

Bold red text indicates that at the time of writing further information or discussions are required from or with third parties.

Proposed Modifications to Site Allocation Document (SAD)						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
General						
MODSAD1	Whole Plan	All chapters, and in particular 4. Providing for Industrial Jobs and Prosperity – Policies IND1 – IND5 5. Strengthening Our Local Centres – Policy SLC2 8. Sustainable Waste Management – Policies W2, W3, W4 9. Sustainable Use of Minerals – Policies	Update proposed site allocations and other policy designations to reflect the situation at the baseline date of 31.03.16. Delete allocations where development has commenced or is under construction. Add explanatory text in Introduction and individual chapters as appropriate. Update details of assets and constraints where not mentioned under individual topics and sites below	No – updating only	To ensure that the information in the SAD is as up-to-date as possible and that there is a consistent baseline date for the information included in the plan where possible.	No

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		M2 – M9 to 31.03.16				
MODSAD2	Whole Plan	All chapters	Ensure that references to policies that are carried forward from the UDP are standardised as “UDP Saved Policy”	No – editing only	Standardisation throughout the Plan	No
MODSAD3	Whole Plan	All chapters	Remove question marks re references to the BCCS and apply use of singular / plural indicator(s)/ target(s) consistently.	No – editing only	Standardisation throughout the Plan	No

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

Chapter 2: Objectives, Regeneration Corridors and Issues						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODSAD4	15	Policy section f) Water	<p>Updating of text:</p> <p>f) Water issues encompass flooding and drainage and also water quality. The risk of flooding from watercourses is reasonably low in the borough but there can be localised issues as a result of the nature of the drainage system, blocked culverts and / or the relatively steep topography and highly urbanised nature of the borough. The Environment Agency has advised that the Council's technical information in relation to flood risk⁸ is appropriate for the purposes of this plan <u>although the EA's flood risk mapping should also be considered⁸</u>. On this basis, sites subject to flood risk are identified as site-specific constraints in the site allocate policies in the following chapters. However, flood risk can change over time as <u>circumstances change and</u> new technical information becomes available. Flood Risk Assessments (FRA) investigate flood risk in more detail, identifying what steps are necessary to make development acceptable, and not result in greater risk of flooding elsewhere. In some cases there might be</p>	Yes	In response to representations by the Environment Agency	Yes

			<p>scope for site specific Flood Risk Assessments (FRA) to refine the existing flood risk modelling further. <u>Future work, especially in respect of major developments will be expected to take account of recently introduced climate change allowances requirements (see Policy EN3).</u></p> <p>In relation to water quality, future development must have regard to the Water Framework Directive (WFD). The tool to deliver this locally is the Humber River Basin Management Plan as the rivers in Walsall ultimately flow into the Humber via the Trent. More information is provided in paragraph 7.4.1 of this document. Effects on the water environment can apply over large areas and/or distances.</p> <p>Footnote:</p> <p>8 Preparatory Work for Walsall Local Flood Risk Management Strategy, JBA (2013) http://cms.walsall.gov.uk/index/environment/planning/planning_policy/local_plans/evidence.htm , and see the Environment Agency website https://www.gov.uk/government/organisations/environment-agency</p>			
MODSAD5	15	Paragraph following 'f)' on water issues.	<p>Additional text.</p> <p>"We have included the general constraints in Table 2.1 below, which also lists the 'specific' assets and constraints we have identified and BCCS and UDP saved policies that are likely to</p>	No	To reflect that issues relating to a high voltage power line and possible underground water courses have been raised	No

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			be relevant for development management purposes. <u>We have not included infrastructure such as for the supply of water for sewerage, for gas and electricity and for communications. In some respects these are similar to transport infrastructure in that they can help support development in certain locations whilst they can also constrain specific sites. However, comprehensive information is not available and many of the issues are dealt with outside of the planning system.</u>		by respondents in respect of Policy EN7 on Great Barr Hall and Estate. The Proposed Modification to Policy EN7 refers to these issues. However, it is notable that such matters have not been raised in respect of any other sites, although infrastructure issues will exist in many places.	
MODSAD6	17-22	Table 2.1: Assets and Constraints and Walsall's Local Plan Policies	Add the following to the list of Specific Assets and Constraints in Table 2.1: <u>"EZ – Black Country Enterprise Zone"</u> <u>"LDO – Darlaston Local Development Order"</u>	No – the EZ and LDO already exist.	Omitted from Table of Assets and Constraints in error, although LDO and EZ are identified as Assets or Constraints against some industrial sites in Policies IND1 – IND5. A related Modification is proposed to add a Map and explanatory text to Chapter 4.	No
MODSAD7	17-22	Table 2.1: Assets and Constraints and Walsall's Local Plan Policies	Add the following to the list of Specific Assets and Constraints in Table 2.1: <u>"MP (mp) – Permitted Minerals Sites</u> <u>BCCS Policy – MIN1 – MIN4</u> <u>UDP Saved Policy – N/A</u> <u>SAD Policy – M4 – M9"</u>	Yes	Addresses inconsistency and responds to objections by Mineral Products Association (441) and Parkhill Estates (2597) about proposals for housing development near to potential future mineral working areas – MSA and Areas of Search are already identified as a	No

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					constraint in the table but not Permitted Minerals Sites.	
MODSAD8	17 -22	Table 2.1: Assets and Constraints and Walsall’s Local Plan Policies	Re-number General and Specific Assets and Constraints as required, following the insertion of new Assets and Constraints into the table.	No– editing only	Consequential editing change as a result of above.	No

Chapter 3: Homes for Our Communities						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODSAD9	24 - 31	HC1: Land Allocated for New Housing Development Table HC1	<p>Amend details for individual sites as follows:</p> <p>HO1: Add Planning Status UC</p> <p>HO11: Amend Constraints and Assets to state "F2, F3 (parts of site) but defended by culvert. Also possible TS site: see policy HC4"</p> <p>HO16: Add "F2,F3 (parts of site) but defended by culvert" in constraints and assets</p> <p>HO37: Add lb to Constraints and Assets</p> <p>HO45: Amend Planning Status to UC</p> <p>HO87: Amend Planning Status to UC</p> <p>HO181: Add LB and lb to Constraints and Assets</p> <p>HO182: Add MSA to Constraints and Assets</p> <p>HO217: All lb to Constraints and Assets</p> <p>HO221: Amend Planning Status to UC</p> <p>HO305: Amend note to state "Site area reduced and estimated housing capacity takes account of need to exclude flood zone from developable area, , and</p>	<p>Updating of planning status – No</p> <p>Updating of constraint information - Yes</p>	<p>Planning status updated to show sites as at 31st March 2016. Sites that are now UC to be deleted from submission version of plan but retained for now to show changes</p> <p>Flood risk details updated to take account of latest advice and mapping from Environment Agency. Further amendments may be necessary to these</p> <p>Reference to Mineral Safeguarding Area added to all potential housing sites of 5ha or more in size to ensure consistency with BCCS Policy MIN1 and in response to</p>	<p>No</p> <p>Updating of constraint information – Yes</p>

			exclusion of area of site within Green Belt". Estimated dwellings reduced to 42 HO308: Add ca, II, Ib to Constraints and Assets		representation from Mineral Products Association	
MODSAD10	26	HC1: Land Allocated for New Housing Development Table HC1 and Policies Map	Delete Site HO58: Walsall Road, Walsall Wood as housing site allocation	Yes	Site lies adjacent to Highfields North Permitted Minerals Site (MP9) which is subject to a 'dormant' planning permission for mineral extraction (see SAD Policy M8). The potential for land use conflict has been identified by Parkhill Estate (2597) and means that the site would not be suitable for housing during the lifetime of the plan. Mineral Products Association (441) has also raised concern that site allocations on peripheral sites could compromise mineral working and sterilise mineral resources.	Yes

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MODSAD11	29	HC1: Land Allocated for New Housing Development Table HC1 and Policies Map	Amend boundary of site HO303 to exclude SINC from housing site. SINC to be allocated as open space -under Policy OS1	Yes	To avoid overlap and conflict between housing and SINC designation. Part of the SINC is the subject of an existing planning permission..	No
MODSAD12	31	HC1: Land Allocated for New Housing Development Planning Status Codes in Table HC1	Add note to state: "These codes show the situation as at 31 st March 2016. Sites that are UC no longer need to be allocated in the SAD, however they are still listed at this stage to be consistent with earlier versions of the document"	No– updating site status only	Updating of Planning Status of housing sites to reflect their status at the SAD 'baseline date' which is 31.03.16.	No
MODSAD13	32	HC1: Land Allocated for New Housing Development 3.2.1 Policy Justification	Amend 4 th paragraph on Page 32 as follows: "The following sites that were proposed for allocation for housing in the Preferred Options <u>and Publication</u> versions of the SAD have been deleted and are no longer proposed for this use <u>for the reasons stated:</u> " Add the following sites to the table immediately below this paragraph: Ref/ Site Name or Address: " <u>HO58: Walsall Road, Walsall Wood</u> " Reason for Deletion:	No – updated information only	To update the information in the table, and explain the reasons why some housing sites have been omitted from the plan following the Publication stage.	No

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			<p><u>“The site is adjacent to a Permitted Minerals Site (MP9: Highfields North). It is therefore not appropriate to allocate it for housing as this could compromise implementation of the mineral permission.”</u></p>			
MODSAD14	33	HC1: Land Allocated for New Housing Development Section 3.2.2 Evidence	<p>First bullet point to state “Strategic Housing Land Availability Assessment Update 2016”</p>	No– updated information only	This is the latest version of Walsall’s SHLAA	No
MODSAD15	40	HC4: Accommodation for Gypsies and Travellers and Travelling Show people	<p>Amend first sentence of policy HC4 a) to state: “The sites listed in Table HC4a and shown on the Policies Map are proposed for <u>permanent pitches</u> for Gypsies and Travellers or <u>plots</u> for Travelling Showpeople as indicated.”</p>	Yes	For clarification.	No
MODSAD16	42-43	HC4: Accommodation for Gypsies and Travellers and Travelling Show people Tables HC4a and HC4b	<p>Amend details for individual sites as follows: HO11: Amend Constraints and Assets to state “F2, F3 (parts of site) but defended by culvert. Also possible general housing site: see policy HC1” HO27: Amend Constraints and Assets to state “cn, SLINC, MSA, GW, PROW. Some or all of these may not apply depending on the precise location of the area to be</p>	Yes	Flood risk details updated to take account of latest advice and mapping from Environment Agency. Reference to Mineral Safeguarding Area constraint added to all potential housing sites of 5ha or more in size, to ensure consistency with BCCS Policy MIN1 and in	No

			<p>developed for GT within the wider general housing site”</p> <p>HO29: Amend Constraints and Assets to state</p> <p>“cn, SLINC, MSA. 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”</p>		<p>response to representation from Mineral Products Association (441).</p>	
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Chapter 4: Providing for Industrial Jobs and Prosperity						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODSAD17	55	IND1: Existing High Quality Industry Site IN93.1	<p>Site IN93.1: Access 10, Bentley Road North, Darlaston</p> <p>Amend Flood Risk Constraint in the 'Notes, Assets and Constraints' column for this site from 'f2' to "<u>F2</u>" with a footnote saying:</p> <p><u>"Site IN93.2 is adjacent to the River Tame and is partly within Flood Zone 2. The Environment Agency has advised that new developments on this site should include an 8 metre easement."</u></p>	Yes	<p>For consistency with the Policies Map and in response to comments by the Environment Agency (2658) in relation to Site IN93.2 (Policy IND2) which is part of the same site. Flood risk constraints affecting this site were omitted from the Policy in error.</p> <p>Modification also responds to Environment Agency advice about flood risk mitigation requirements for the Axxess 10 site.</p>	Yes

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MODSAD18	56 - 59	IND2: Potential High Quality Industry – Site Status Update SAD Policies Map	<p>Move sites between ‘occupied’ and ‘vacant’ sections of table and update policies map as necessary to reflect status of sites as at 31/3/16</p> <p>The following sites have changed:</p> <p>Site IN78.13: Prelok, Longacres, Willenhall – delete site from table under IND2.</p> <p>Amend mapping to combine Site IN78.13 into the boundary of Site IN78.6, designation of expanded Potential High Quality Industry site to be outlined in black as a Vacant site (see Modification to IN78.6 below)</p> <p>Vacant Potential High Quality Industrial Sites:</p> <p>Site IN120.3 – no longer vacant</p> <p>Site IN78.6: FMR PSL International, Longacres, Willenhall – amend site Size to “<u>3.19</u>” (hectares), and add footnote: <u>“Site IN78.6 includes Site IN78.13 which was identified as an occupied site in the 2016 Walsall Employment Land Review (ELR), as the latter site has since become vacant.”</u></p> <p>Amend boundary of site IN78.6 to include the adjacent Site IN78.13, designation of expanded Potential High Quality Industry site to be outlined in black as a Vacant site (see Modification to IN78.13 above).</p> <p>Area of IN78.6 (1.71 ha) has been added to area of IN78.13 (1.48 ha) to arrive at total of 3.19 ha.</p>	No - Updating of planning status	<p>Updating of baseline information at 31.03.16</p> <p>Site IN78.13 has recently become vacant, so it is more appropriate to identify it in the plan as part of the same development opportunity as the adjacent Site IN78.6</p> <p>IN120.3 is now being developed. NB this affects the total occupied PHQ land figure on P59</p> <p>Site IN78.13 has recently become vacant, so it is more appropriate to identify it in the plan as part of the same development opportunity as the</p>	No
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					adjacent Site IN78.6	
MODSAD19	56 - 59	IND2: Potential High Quality Industry – Flood Risk Constraints Sites IN54.1, IN54.2, IN54.3, IN84, IN92, IN105, IN109, IN110, IN205	<p>Add note about flood risk for the following sites: IN54.1, IN54.2 IN54.3, IN84: , IN92, IN105, IN109, IN110, N205 saying: <u>“Sites IN54.1, IN54.2, IN54.3, IN84, IN92, IN105, IN109, IN110 and IN205 are adjacent to the River Tame/Ford Brook corridor and are partly within Flood Zones. The Environment Agency has advised that new developments on these sites should include an 8 metre easement.”</u></p> <p>Flood risk “F2” and “F3 (part)” needs to added to the ‘Assets and Constraints’ column in policy.</p>	Yes	In response to advice from Environment Agency (2658) about flood risk mitigation requirements for these sites.	Yes
MODSAD20	56	IND2: Potential High Quality Industry – Flood Risk Constraints Site IN78.3	<p>Sites IN78.3, IN78,4 and IN78.12: Midacre & Rosehill, Longacres, Willenhall</p> <p>Add footnote following ‘f2, f3 (northern edge)’ in the ‘Notes, including Constraints and Assets’ column for this site, saying: <u>“Site IN78.3 is located on the line of the Tame Tunnel (main river). The Environment Agency has advised that new developments on this site should include a ‘no build’ zone above the culvert and include a 10 metre easement from the centre line of the culvert.”</u></p>	Yes	In response to advice from Environment Agency (2658) about flood risk mitigation requirements for this site.	Yes
MODSAD21	56	IND2: Potential High Quality Industry – Flood Risk Constraints Site IN88	<p>Site IN88: Holland Industrial Park, Bentley Road South, Darlaston</p> <p>Add footnote following ‘f2 (part), f3 (part)’ in the Notes, including Constraints and Assets’ column for this site, saying: <u>“Site IN88 is adjacent to the Darlaston Brook and River Tame. The Environment Agency has advised that new developments</u></p>	Yes	In response to advice from Environment Agency (2658) about flood risk mitigation	Yes

			<u>on this site should include an 8 metre easement from the top of the bank."</u>		requirements for this site.	
MODSAD22	58	IND2: Potential High Quality Industry – Flood Risk Constraints Site IN78.2	<p>Site IN78.2: N of Westacre, Longacres, Willenhall</p> <p>Add footnote following 'f2, f3 (western edge)' in the 'Notes, including Constraints and Assets' column for this site, saying:</p> <p><u>"Site IN78.2 is located on the line of the Tame Tunnel (main river). The Environment Agency has advised that new developments on this site should include a 'no build' zone above the culvert and a 10 metre easement from the centre line of the culvert."</u></p>	Yes	In response to advice from Environment Agency (2658) about flood risk mitigation requirements for this site.	Yes
MODSAD23	58	IND2: Potential High Quality Industry – Flood Risk Constraints Site IN93.2	<p>Sites IN93.2: Access 10 East, Bentley Road North, Darlaston</p> <p>Add Flood Risk Constraint 'F2, F3 (part)' to the 'Notes, including Constraints and Assets' column for this site, with a footnote saying:</p> <p><u>"Site IN93.2 is adjacent to the River Tame and is partly within Flood Zones 2 and 3. The Environment Agency has advised that new developments on this site should include an 8 metre easement."</u></p>	Yes	For consistency with the Policies Map and in response to comments by the Environment Agency (2658). Flood risk constraints affecting this site were omitted from the Policy in error. Modification also responds to Environment Agency advice about flood risk	Yes

					mitigation requirements.	
MODSAD24	58	IND2: Potential High Quality Industry – Flood Risk Constraints Site IN98.2	Site IN98.2: FMR Railway Tavern, James Bridge, Darlaston Add Flood Risk Constraint 'F3' to the 'Notes, including Constraints and Assets' column for this site, with a footnote saying: <u>"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."</u>	Yes	Flood risk constraints affecting this site were omitted from the Policy in error. This has been identified by the Environment Agency (2658) which has confirmed that the site is within Flood Zone 3, and has provided advice about flood risk mitigation requirements.	Yes
MODSAD25	58	IND2: Potential High Quality Industry – Environmental Constraints Site IN63	Site IN 63 Tempus 10 North, Wolverhampton Road, Walsall Add Wolverhampton Road "SLINC" to the 'Notes, including Constraints and Assets' column for this site.	Yes	SLINC constraint affecting this site was omitted from the Policy in error.	Yes
MODSAD26	63	IND3: Retained Local Quality Industry	Delete reference to IN2.4 site and include within IN2.3	No	Site is no longer vacant and can be combined with	No

		Site IN2.4 SAD Policies Map			IN2.3	
MODSAD27	60, 64, 65	IND3: Retained Local Quality Industry IND4: Local Industry Consider for Release and Policies Map	<p>Amend proposed allocations of the following sites:</p> <p><u>IN6: Hall Lane, Walsall Wood:</u></p> <p>Area west of Hall Lane to be reclassified as Retained Local Quality Industry under Policy IND3 and re-numbered as IN6.1. Add “<u>mp</u>” to Notes, Assets and Constraints column.</p> <p>Area east of Hall Lane to remain as Local Industry Consider for Release (IN6.2) under Policy IND4.</p> <p><u>IN8: Birch Lane Stonnall</u></p> <p>[formerly Local Quality Consider for Release site under Policy IND4]</p> <p>Reclassify as Retained Local Quality Industry under Policy IND3. Add “<u>aos</u>” to Notes, Assets and Constraints column.</p>	Yes	<p>In response to concerns by Mineral Products Association (441) and Parkhill Estate (2597) about land use conflicts where development is proposed near to potential mineral working sites. Site IN6 is adjacent to Highfields North Permitted Minerals Site (MP9) and Site IN8 is adjacent to the Birch Lane Area of Search for sand and gravel extraction (MXA1) – see SAD Policies M4 and M8. It is agreed that it is not appropriate to</p>	Yes

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					<p>designate sites adjacent to potential future mineral working areas as Consider for Release to housing because of the risks of conflict, and that it is preferable to designate them as Retained Local Quality Industry. However, housing development could take place on the part of Site IN6 not adjacent to Highfields North site without compromising the implementation of the mineral permission.</p>	
MODSAD28	61	IND3: Retained Local Quality Industry	Amend Assets and Constraints as follows: IN30: Delete LL IN204: Add <u>GB</u>	No	Locally listed building no longer exists Small part of existing	No

					employment site lies in Green Belt	
MODSAD29	65	IND4: Local Industry Consider for Release Site IN44.1 (part) SAD Policies Map	Amend boundary of this site to exclude Burleigh House (congruent with planning application reference 16/0595).	Yes	This site consists of B1 offices rather than industry. NB this slightly affects the overall land total and the total figures on p67.	Yes
MODSAD30	66	IND4: Local Industry Consider for Release Minerals Safeguarding Constraints	Amend Table as follows: Add “<u>MSA</u>” constraint to the ‘Notes, Assets and Constraints’ column against the following sites: IN77.1, IN77.3, IN77.4, IN77.5, IN77.6, IN77.14, IN77.17, IN77.20, IN221, IN222: East Central Willenhall Sites and IN102 Franchise Street Darlaston	Yes	For consistency with Policy IND5 and to respond to objections from Mineral Products Association (441) that impact of new non-mineral development on mineral resources and potential future mineral working has not been given sufficient weight in the plan. The sites identified are within the MSA	No

			<p>Add CA to Assets and Constraints for sites IN35.1, IN36 and dIN37</p>		<p>and taken together are more than 5ha in size, albeit that they could come forward in a piecemeal manner. Development would therefore be subject to the requirement in BCCS Policy MIN1 to demonstrate that mineral resources have not been needlessly sterilised. Assets and Constraints also updated</p>	
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<p>MODSAD31</p>	<p>68</p>	<p>IND5: New Employment Opportunities Site IN122 and Policies Map</p>	<p>Site IN122: Former Moxley Tip, Moxley Road, Darlaston. Amend SLINC reference (canal) in ‘Notes, Assets and Constraints’ column to lower case “(slinc)”.</p> <p>Slight amendment to north west boundary to exclude area of SINC. This area has been allocated as open space instead. See also comments under policy HC1 in relation to adjacent site HO303</p>	<p>Yes</p>	<p>Agree with objector that only a small part of this site is affected by the Walsall Canal SLINC and that the constraint should therefore be indicated in the policy as lower case.</p> <p>There is a SINC (Ward’s Pool) on a small part of IN122 and also a larger part of the site to the north (HO303) which it would be inappropriate to allocate for development. It is therefore proposed to allocate this area for leisure and recreation instead (subject to checking nature</p>	<p>Yes</p>
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					conservation value and Greenspaces requirement)	
MODSAD32	70	After current final paragraph of section 4.6.3 on 'Delivery'	<p>Insertion of Additional paragraph of text.</p> <p><u>“Delivery of industrial development will also be supported by the Black Country Enterprise Zone and by the Darlaston Local Development Order (LDO). The importance of providing for industrial development in the area is reflected in the establishment of the Black Country Enterprise Zone, which includes sites in Darlaston (as well as in South Staffordshire). This is complemented by the adoption of an LDO applied to the Enterprise Zone sites and some surrounding Land in Darlaston. This grants planning permission for research and development, light industry, general industry and storage and distribution uses across the overall area, as well as development for the re-use and re-cycling of non-hazardous, non-organic waste enclosed within permanent buildings within a defined sub-zone*. The extent of the Enterprise Zone and the Area covered by the LDO are shown in Map 4.2.”</u></p> <p>Insert footnote:</p> <p>*The Darlaston LDO is published on the Council’s website: http://cms.walsall.gov.uk/index/environment/planning/lido.htm</p> <p><u>It sets out that the permissions granted are subject to various restrictions, requirements and conditions. Otherwise (or as an alternative) permissions can be obtained through the use of planning applications. The current LDO came into force in April 2015 and should last for 3 years.</u></p> <p>Insert Map:</p> <p><u>Map 4.2: Darlaston Enterprise Zone and Area of Local Development Order.</u></p>	No – addition to reflect existing measures.	To reflect the existence of the Darlaston part of the Black Country Enterprise Zone and of the Darlaston Local Development Order.	No

			See Appendix Bi(a)			
Chapter 5: Strengthening Our Local Centres						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODSAD33	75	SLC1 5.2.2 Evidence	Update publication date of SHLAA to 2016	No – updating of background information	To ensure plan is up to date	No
MODSAD34	76-79	SLC2 – Suitable use column text	Make all references to town centre use plural for consistency	No – editing	Standardisation throughout the Plan	No
MODSAD35	78	SLC2 Suitable use for LC15:Lazy Hill	Correct typo in LC15 Lazy Hill suitable use: “Residential use could be suitable if the issues related to access can <u>are</u> be addressed”.	No– editing	Amending typing error.	No
MODSAD36	81	SLC2 5.3.2 Evidence	Update publication date of SHLAA to 2016	No – updating of background information	To ensure plan is up to date	No

Chapter 6: Open Space, Leisure and Community Facilities						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODSAD37	83-93	All policies	Remove "SAD" prefix from Policy titles e.g. SAD Policy OS1	No– editing	Standardising Policy titles across all chapters	No
MODSAD38	83	OS1	Change policy to read: "b) Development proposals that would result in the loss of, <u>or would otherwise</u> are within, or that might adversely affect the open space, sport and recreation network, will be assessed in accordance with the NPPF, BCCS Policy ENV6 and UDP Policy LC1. The criteria provided within BCCS Policy ENV6 and UDP Policy LC1 will be applied to determine a proposal's potential impact on <u>the network</u> open space. "	No - editing for clarification	For clarification.	No –

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MODSAD39	83	OS1 and Policies Map	Add SINC area of site HO303 and a small part of IN122 to the open space network on SAD Policies Map	Yes	SINC, in particular the pool, is potentially unsuitable for residential development. To avoid overlap and conflict between housing and SINC designation. Part of the SINC is the subject of an existing planning permission. The precise boundary of the approved development site is to be confirmed.	No
MODSAD40	83	OS1 and Policies Map	Site OS5003 add access to allocation on SAD Policies Map	Yes	The site is only accessible from Alexandra Road. Access road forms part of the allocation.	No
MODSAD41	83	OS1 and Policies Map	Site OS5012 add car park and access to allocation on SAD Policies Map	Yes	The site is only accessible from Trees Road. Access road forms part of the allocation.	No
MODSAD42	83	OS1 and Policies Map	Add land C/O St Anne's Road and Stringes Lane Willenhall to Open Space supply on SAD Policies Map	Yes	Site omitted from OS supply. Significant value in its allocation as the site contains a greenway.	Yes
MODSAD43	83	OS1	Addition to justification text " <u>Although open space sites < 0.4Ha are</u>	No – editing for	Highlight the importance of smaller OS sites, and	No

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			<u>generally not allocated on the policies map such sites include; Pocket Parks and Provision for Children and Young People, which perform important functions."</u>	clarification only	the important functions they provide.	
MODSAD44	85	LC5	Amend title of policy: Proposals <u>Policy LC5: Greenways</u> (this policy is saved and updated from the UDP)	No	The deleted text is now superfluous	No
MODSAD45	85	LC5 (a)	Add the following: "iv. the Metropolitan Strategic Cycle Network"	Yes	Update to take account of the Metropolitan Strategic Cycle Network	No
MODSA46	SAD Policies Map	LC5	Alteration to greenway at IN315 to make it run along the edge of the employment site rather than through the south of the site, and change greenway to proposed and not completed.	Yes	Following representations from site owners	Yes
MODSAD47	87	LC11	Amend title of policy: Proposals <u>Policy LC11: Land for Cemetery Extensions, Bentley Lane</u> (this policy is saved and updated from the UDP)	No	The deleted text is now superfluous	No
MODSAD48	91	UW1	Alter policy for clarity. b) ii. "having assessed proposal affecting the open space within the Campus in accordance with SAD Policy OS1 the Council is satisfied the open space affected is surplus to requirements those <u>which would adversely affect the open space, sport and recreation network are</u>	Yes	For clarification.	No

Appendix B - Proposed Modifications to SAD, AAP and CIL Cabinet 27th July 2016

			<u>found to be acceptable having been assessed in accordance with SAD Policy OS1;”.</u>			
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Chapter 7: Environmental Network						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODSAD49	95 -124	All policies	Remove "SAD" prefix from Policy titles e.g. SAD Policy GB1	No– editing only	Standardising Policy titles across all chapters	No
MODSAD50	96	7.2	Amend text: "Agriculture is the predominant use in the Green Belt, whilst equine and leisure <u>uses</u> are becoming increasingly common".	No– editing only	Missing word added	No
MODSAD51	96	GB1 Policy Justification	Amend text: "However, reference to the Green Belt features within several BCCS policies, particularly CSP2 "Development Outside the Growth Network", in which on page 44 the BCCS states "Green Belt boundaries will be maintained and protected from inappropriate development" (BCCS page 44)".	No– editing only	Duplicated text referencing the BCCS is removed.	No
MODSAD52	97	GB1 7.2.4 Monitoring	Delete the monitoring indicator in section 7.2.4	No	Minor amendment necessary as SAD Policy GB1 only presents the extent of the Green Belt in the borough. The monitoring of inappropriate development / the protection of the Green Belt is accounted for by the monitoring of SAD Policy GB2.	No

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MODSAD53	98	GB2	Re-word clause b) iv. - “The opportunities to use redundant land and buildings of <u>permanent and substantial construction</u> for suitable alternative uses”	Yes	Change required bringing policy into conformity with NPPF paragraph 90.	Yes
MODSAD54	98	GB2	Re-number clause b) ix to b) x (Any other relevant considerations...) and insert new clause b) ix “<u>Accessibility by a choice of means of transport and the potential to use sustainable means of transport.</u>”	Yes	Addition proposed to emphasise the need to consider accessibility in Green Belt locations. Follow suggestion from Friends of the Earth.	Yes
MODSAD55	100	EN1	Insertion of a Cannock Extension Canal SAC map as Map 7.1. See Appendix Bi (c)	No – for information only	A new map in Chapter 7 showing the SAC, because it doesn't show properly on the Policies Map or on Map 7.3. If so consequential Modifications will be required to Policy and Policy Justification to cross-refer to it.	No
MODSAD56	100	EN1	Addition of text to EN1 “a) The Council will protect, manage and enhance nature conservation sites, habitats and assets <u>within, around, and beyond the borough boundary</u> in accordance with the NPPF, BCCS policies CSP3, ENV1, ENV5; UDP <u>saved policies</u> GP2, ENV23, ENV24, other relevant local plan policies and Walsall Council's Supplementary Planning	Yes	Clarification that there is a need to recognise the potential for developments within Walsall borough to have impacts further afield.	Yes

			Documentation relating to the Natural Environment”.			
MODSAD57	100	EN1	<p>Insertion of text EN1:</p> <p>“b) Where development will result in harm to biodiversity, and there is no alternative option to reduce or eliminate impacts, the Council will determine the level of improvement works necessary to mitigate, or compensate, the harm to biodiversity on a site by site basis in accordance with the policy framework described in SAD Policy EN1 a) and / or any other relevant government advice”.</p>	Yes	Change proposed comes from the Environment Agency’s suggestion to reflect the requirements of NPPF para 152 - consideration of alternatives prior to mitigation or compensatory measures.	Yes
MODSAD58	101	EN1	<p>Justification:</p> <p><u>“The Council is proposing to agree with the SAC Partnership that mitigation measures are necessary in respect of housing developments within 8km of the SAC boundary. This plan does not make any allocations for development within the 8km area. However windfall housing development might be expected to make financial contributions towards a package of mitigation, or alternatively undertake a site specific assessment under the Habitat Regulations (2010)”.</u></p>	Yes	To ensure the council fulfils its responsibilities as a competent authority under the Habitat Regulations.	Yes
MODSAD59	104	EN1	Add map 7.6 of the 8km zone surrounding	No – for information	To identify the zone from within which contributions	No

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			Cannock Chase SAC. See Appendix Bi (b).	only	can be sought, or site specific Habitat Regulation assessments are required.	
MODSAD60	104	EN1	Re-number Wildlife Corridors map as 7.2	No– editing/ consequential only	SAC map added as 7.1	No
MODSAD61	SAD Policies Map	EN1 – SSSI Designations Layer	Update mapping to remove the erroneous SSSI at Rushall Hall	Yes – but note that there are no allocated sites in the vicinity	We have checked with Natural England to establish that there is no SSSI designated at this location.	No
MODSAD62	105	EN2	Add to EN2 Evidence Section (7.5.2) <u>“Natural England and the Forestry Commission ‘Ancient woodland and veteran trees: protecting them from development’”</u>	No– update background information only	Reference to latest guidance	No
MODSAD63	106-107	EN3	At the time of writing detailed discussions are continuing with the Environment Agency on Modifications to the Policy to reflect the relationship between EA Flood Risk Mapping and more recent work for Walsall Council The approach to areas of the borough protected by flood defences Possible future requirements for planning applications (especially for major developments) to be supported by flood risk assessments The requirements to take account of the recently-introduced Climate Change Allowance	Yes	In response to a representation from the Environment Agency	Yes

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			How these issues might relate to specific sites and/or issues within Walsall			
MODSAD64	106-107	EN3	<p>Ongoing discussions with the EA would be likely to require modifications to the supporting text.</p> <p>An explanatory map of flood risk might also be required – for insertion into the text..</p>	Yes	In response to a representation from the Environment Agency	Yes
MODSAD65	107/108	ENV3	<p>Add to justification text 7.6.1 – <u>“Where there are landfill works or other land use operations involving the removal or addition of earth / material (altering ground levels) the council recognises such operations will have hydrological implications. As a result, the council will consider the latest available flood risk evidence when determining planning applications”.</u></p>	No	In response to a representation from Cory Environmental Ltd, to take into account areas of the borough where ground levels are likely to change within a relatively short period of time having hydrological implications.	No
MODSAD66	107/108	EN3	<p>Add to justification text 7.6.1 <u>“The new climate change allowances based on UKCIP predictions 2009, were published in February 2016. Whilst the timing of the preparation of the SAD means it is not expected to take account of the new requirement, site specific FRA’s and allocations should still take into account the new guidance. This approach is deemed appropriate due to the relatively small increases in flows and floodplain extents expected within the Humber River Basin”</u></p>	No	In response to a representation from the Environment Agency, to take into account the introduction of the latest national climate change allowance guidance.	No

MODSAD67		EN4	<p>Change EN4</p> <p>a) “The position and extent of the canal network within Walsall is shown on the Policies Map. Also shown on the policies map is the <u>safeguarded</u> indicative route of the Hatherton Branch Canal restoration project<u>proposal</u>.”</p>	Yes	To make it clear in the policy that the line of the Hatherton Canal is only safeguarded and not allocated. Proposed Modification to Policy in response to objection from Natural England (2274) who objected to canal restoration proposal.	Yes
MODSAD68	109	EN4	<p>Modification to Policy EN4:</p> <p>“b): The Hatherton Branch Canal restoration project<u>proposal</u>, in order to be deliverable, and <u>without significant adverse effects</u>, requires <u>the support of technical work demonstrating that:</u></p> <p><u>i. Impacts on Cannock Extension Canal SAC/SSSI – detailed Habitats Regulations Assessment (HRA), having regard to the HRA screening assessment already undertaken by the Council (2016). This should evaluate the implications of the project for the site in view of its conservation objectives, and demonstrate that the project would not adversely affect the integrity of the SAC contrary to the Habitats Directive.</u></p> <p>the support of technical work demonstrating that:</p> <p><u>ii. an adequate water supply can be provided to support its use (a detailed water supply study including consideration of the</u></p>	Yes	To ensure the council has regard to its responsibilities as a competent authority under the Habitat Regulations and the inclusion of reference to the project does not affect the soundness of the plan.	Yes

			<p><u>implications for the rest of the canal network</u>);</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.</p> <p><u>Should the technical work be unable to demonstrate that the project is deliverable and that significant adverse effects can be avoided, proposals to designate the line of the restoration project as a heritage trail or green corridor will be supported providing doing so will not preclude the future restoration of the canal network”.</u></p>			
MODSAD72	110	EN4	Amend start of paragraph d) v. to state: “where applicable appropriate....”	No– minor to policy only	To clarify following a representation from the Canal & River Trust.	No
MODSAD69	110/111	EN4 Justification Text	Addition to justification text to 3 rd paragraph: ... subject to the necessary technical work being in support of both projects. <u>While the council supports the principle of the Hatherton canal restoration project, in the event that the necessary technical work does not support the project, the council will be supportive of alternatives to safeguard the land for canal restoration purposes (such as a green corridor or heritage trail)”.</u>	Yes	To ensure the council has regard to its responsibilities as a competent authority under the Habitat Regulations and the inclusion of reference to the project does not affect the soundness of the plan, and to safeguard land for future restoration projects.	Yes

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MODSAD70		EN4	Add Hatherton Branch Canal (Lord Hays Branch) to Map 7.5 – Natural Environment Designations	Yes – relates to change to policy EN4	To ensure the safeguarded route of the Hatherton Restoration Project is visible. It might be that the restoration project is not deliverable within the plan period. If so, alternatives will be considered to safeguard the route.	Yes
MODSAD71	SAD Policies Map	EN4	Replace existing Canal map layer with the C&RT canals layer	Yes	The C&RT canals layer which is more accurate	Yes
MODSAD73	114	EN5 – policy justification	Amend final sentence of third paragraph in policy justification: “Additionally, paragraph 130 of the NPPF states that the deliberate neglect, poor condition or visual appearance of a building alone is not sufficient justification to warrant the demolition of a building within the Conservation Area <u>where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the asset should not be taken into account in any decision.</u> ”	No– minor editing	Rewording to correct quotation from NPPF	No
MODSAD74	114	EN5– policy justification	Amend first sentence of fifth paragraph of policy justification to state: “The condition of unoccupied and unlisted property within Conservation Areas is monitored by the Council <u>as resources allow.</u> ”	No– updating explanation only	Update text to reflect the resources available to the council	No

MODSAD75	SAD Policies Map	Historic Environment Designations	Update mapping to reflect the latest designations of Listed Buildings and to remove the Locally Listed Buildings that have since been added to the National Heritage List for England.	Yes	Several buildings that were originally on the Local List have been re-designated as Listed Buildings by Historic England (e.g. the Romping Cat Public House). To avoid confusion we are removing the symbols that correspond to these buildings from the Local List map layer.	No
MODSAD76	119-124	7.10 Great Barr Hall and Estate; Policy EN7 and Policies Map	Replace Introduction, Policy and Justification text with an updated version. See Appendix Bi (d) for new policy text Amend area covered by EN7 to include the triangle adjacent to the borough boundary south of Chapel Lane on the west of the policy area	Yes	Policy has been rewritten to make the aims and approaches clearer and easier to understand, and to facilitate continuing discussions with Historic England. Including this additional area within the boundary of the policy would avoid its future being considered in isolation.	Yes
MODSAD77	126	Map 7.3: Natural Environment Designations	Renumber to Map 7.5: Natural Environment Designations. Replace with an up to date map showing the	No	Update of information	No

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			correct SSSI boundaries and the proposed Hatherton Canal Alignment			
MODSAD78	128	Map 7.5 :Heritage Assets	Renumber to Map 7.7: Heritage Assets. Replace with an up to date map showing latest listed buildings and new extent of EN7	No– update to map for information only	Historic England have added several listed buildings since the Publication Version of the SAD was produced and the area covered by EN7 has increased	No
MODSAD79	125-127	Map 7.2 – Map 7.4	Renumber to Map 7.4: Green Belt, Map 7.5: Natural Environment Designations, Map 7.6: Natural Environment Flood Risk	No– minor editing	Additional maps are being added to support policies EN1 and EN7	No

Chapter 8: Sustainable Waste Management						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODSAD80	129-161	All policies	Remove "SAD" prefix from Policy titles e.g. SAD Policy W1	No– editing only	Standardising Policy titles across all chapters	No
MODSAD81	137	WS2: Existing Waste Management Sites – Flood Risk Constraints Site WS9	Site WS9: Biffa Aldridge MRF, Westgate, Aldridge: Amend annual throughput figure for this site in the table of Strategic Waste Sites as follows: "Up to 250,000 TPA Around 160,000 TPA"	Yes	To update annual throughput figure in line with estimated annual throughput published on operator's website.	No
MODSAD82	137	W2: Existing Waste Management Sites – Flood Risk Constraints Site WS10	Site WS10: Highfields South Landfill Site, Walsall Wood Amend annual throughput figure for this site in the table of Strategic Waste Sites as follows: "110,000 TPA 130,000 TPA."	Yes	In response to representation by Cory Environmental (481) – it is agreed that the throughput figure in the policy is based on out-of-date information and should be updated to reflect anticipated infill rates over the rest of the plan period.	No
MODSAD83	137	W2: Existing Waste Management Sites – Flood Risk	SiteWS11: Veolia Recycling Darlaston, Holland Industrial Park, Darlaston Add footnote following "f2 (part), f3	Yes	For consistency with Proposed Modification to Site IN88 in Policy IND2,	Yes

		<p>Constraints Site WS11</p>	<p>(part)” in the Notes, Assets and Constraints’ column for this site, saying: <u>“Site WS11 is adjacent to the Darlaston Brook and River Tame. The Environment Agency has advised that new developments should allow an 8 metre easement from the top of the bank.”</u></p>		<p>in response to advice from Environment Agency (2658) about flood risk mitigation requirements.</p>	
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<p>MODSAD84</p>	<p>143 -146</p>	<p>W3: New Waste Management Development – Fire Risk Paragraph a) Paragraph h)</p>	<p>Amendment to Paragraph a): “a) The Council will expect new waste management facilities to be appropriately located, and to demonstrate compliance with the relevant guidance in BCCS Policy WM4 and national policy guidance on waste. Planning applications for such developments will also be expected to demonstrate that the proposed operations would not have unacceptable effects on health, the environment, amenity or infrastructure, and that any potentially harmful effects or land use conflicts likely to arise will be effectively managed. <u>b) As with development at existing waste facilities, where new waste treatment and transfer proposals include extensive open storage or processing of waste, applicants must provide evidence that the development will not present unacceptable risks from fire, and that due consideration has been given towards environmental constraints, in accordance with paragraph c) of SAD Policy W2. Any concerns raised by the relevant regulatory authorities, statutory consultation bodies and infrastructure providers about the potential effects of the proposal will also</u></p>	<p>Yes</p>	<p>In response to comments from the Environment Agency (2658) that the policy is inconsistent with Policy W2 in not addressing fire risk. While this is addressed in paragraph h) in relation to unenclosed sites (as this is where the main risks are likely to arise), it is accepted that enclosed facilities could sometimes be at risk and that to cover all eventualities, the requirement should apply to all types of waste treatment and transfer facilities and not just . New paragraph b) will cross-refer to requirement in paragraph c) of Policy W2 to minimise duplication.</p>	<p>Yes</p>
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			<p>be an important material consideration.”</p> <p>Amendment to Paragraph h):</p> <p>“h) i) The Council will only support proposals for waste treatment and transfer facilities on open sites where there is adequate distance separation from ‘sensitive receptors’ and where it can be demonstrated that the proposal would not present unacceptable risks from fire to occupiers of the site, including employees and visitors, and to people, land, property and infrastructure, including transport networks, in the vicinity of the site risks from fire have been evaluated and will be effectively managed in accordance with paragraph b) above. Applicants must also demonstrate that enclosure of the operations within a building is not feasible.”</p> <p>These changes will also mean consequential amendments to numbering of paragraphs following paragraph b).</p>			
MODSAD85	143	W3: New Waste Management Development – Waste Treatment and Transfer – Flood Risk	<p>Site WP11: Cemetery Road, Darlaston</p> <p>Amend Flood Risk Constraint in the ‘Notes, Assets and Constraints’ column for this site as follows: “f3, <u>F3 (part)</u>” and add footnote saying:</p> <p><u>“Site WP11 includes the Former Railway</u></p>	Yes	For consistency with Proposed Modification to Site IN98.2 in Policy IND2, in response to advice from the Environment Agency	Yes

		Constraints Site WP11	<u>Tavern site (IN98.2), which is partly within Flood Zone 3. The Environment Agency has advised that new developments on this site should allow an 8 metre easement.</u>		(2658) on flood risk constraints (omitted in error) and flood risk mitigation requirements.	
MODSAD86	144	W3: New Waste Management Development – Waste Treatment and Transfer Site WP13 SAD Policies Map	Site WP13: Former McKechnie’s Site, Middlemore Lane/ Dumblederry Lane, Aldridge - delete site from the table. Delete Potential Waste Site symbol from the Policies Map, site to be shown as Potential High Quality Industry only (Site IN12.8, Draft SAD Policy IND2).	Yes	Site owner (St Francis Group) (2121) does not support the development of the site with waste management uses, on the grounds of potential land use conflict. This Modification also responds to similar concerns by the Environment Agency (2658). This Modification does not affect the industrial designation of the site (IN12.8).	Yes
MODSAD87	144	W3: New Waste Management Development – Waste Treatment and Transfer Site WP16	Site WP16: Former Wesson Site, Bull Lane, Moxley Replace reference to Footnote 3 with reference to Footnote 4 as follows: 'Former Wesson Site, Bull Lane, Moxley³⁴'	No– editing only	Typographical error - reference to footnote is incorrect.	No
MODSAD88	144	W3: New Waste Management Development –	Site WP17: Axxess 10 East, Bentley Road North, Darlaston	Yes	For consistency with Proposed Modification to Site IN93.2 in Policy	Yes

		Waste Treatment and Transfer – Flood Risk Constraints Site WP17	Add Flood Risk Constraint ' <u>F2, F3 (part)</u> ' to the 'Notes, Assets and Constraints' column for this site, with a footnote saying: <u>"Site WP17 is adjacent to the River Tame and is partly within Flood Zones 2 and 3. The Environment Agency has advised that new developments should allow an 8 metre easement."</u>		IND2, in response to advice from Environment Agency (2658) on flood risk constraints (omitted from Policy in error) and flood risk mitigation requirements.	
MODSAD89	155	W4: New Waste Management Development - Waste Disposal	Strategic Waste Sites – Waste Disposal (Landfill Sites): Amend table heading "Estimated Life Remaining @ 31.03.15" to "Estimated Life Remaining @ 31.12.15" Amend Estimated Life Remaining of Site WS10: Highfields South Landfill Site, Coppice Lane, Walsall Wood as follows: "Uncertain³ 10 Years³" Amend Footnote 3 as follows: "Remaining life of Highfields South is also uncertain – while the approved restoration programme requires infilling of wastes to be completed within 8.5 years of commencement, i.e. by the middle of 2016 (Condition 4 of 07/0046/WA/E1), infilling rates have been lower than anticipated, and there is significant void space remaining. A request for an EIA Screening Opinion was submitted to the	Yes	To update the information in the table to reflect a grant of planning permission in July 2016 to vary Condition 4 of permission 07/0046/WA/E1 to allow an additional 9.2 years until 31/12/2025 to complete the approved programme for phased infilling and restoration. Baseline date of the information in the table is now the end of December 2015, as both of the sites in the table are former mineral extraction sites which are being restored by infilling with waste. Monitoring	Yes

			<p>Council in 2015, in respect of a proposal to extend the landfill completion until 31/12/25 (15/1403). However, planning permission had not been granted for the proposed extension of time at the time of Publication (March 2016), and until such time as a formal decision has been made by the Council, the estimated life remaining is regarded as uncertain 10 years from 31.12.15. Condition 4 of the approved restoration programme (07/0046/WA/E1), which required infilling to be completed within 8.5 years of commencement (i.e. by the middle of 2016), has been varied by permission 16/0465, approved in July 2016, following the Publication of the SAD. The new permission has extended the time allowed to complete the phased infilling and restoration programme by a further 9.2 years, until 31.12.25."</p>		<p>of these sites is therefore more appropriately based on calendar years (January – December) than the usual monitoring years (April – March).</p>	
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Chapter 9: Sustainable Use of Minerals						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODSAD90	163-220	All policies	Remove “SAD” prefix from Policy titles e.g. SAD Policy M1	No– editing only	Standardising Policy titles across all chapters	No
MODSAD91	165	Policy M1: Safeguarding of Mineral Resources Paragraph a) SAD Policies Map	<p>Amend paragraph a) of Policy Statement as follows:</p> <p>“A minerals safeguarding area (MSA) is shown on Map 9.1 and is defined on the SAD Policies Map. This is based on the MSA shown on the BCCS Minerals Key Diagram which has been further refined to identify the extent of which includes all minerals of local and national importance occurring in Walsall is shown on the SAD Policies Map. This is based on the indicative MSA shown on the BCCS Minerals Key Diagram. These</p> <p><u>The mineral resources in Walsall included within the MSA are as follows:</u></p> <ul style="list-style-type: none"> i. Sands and gravels – Bedrock (Triassic, Sherwood Sandstone, Kidderminster Formation and Hopwas Breccia) and Superficial (River and Glacial) ii. Brick Clays – Etruria Formation (principal brick clay resource within Upper Coal Measures), Alveley Member (also referred 	Yes	<p>To respond to objection from Mineral Products Association (441) that the identification of a single minerals safeguarding area (MSA) on the Publication Draft SAD Policies Map is not in accordance with the advice in the NPPF and current good practice guidance on minerals safeguarding.</p> <p>N.B. Consequential Modifications to AAP Policy AAPINV7 and the AAP Policies Map are also proposed, to reflect the revised MSA boundary – see Modifications to AAP for further details.</p>	No

			<p>to as Keele Member) and Enville Member</p> <p>iii. Coal (Carboniferous – Upper and Lower Coal Measures) and associated minerals including fireclays</p> <p>vi. Limestone (Silurian – Barr and Wenlock Formations)</p> <p>v. Dolerite (Igneous intrusion or extrusion of uncertain date).</p> <p><u>Indicative MSA(s) for each of the above minerals are shown on Map 9.1 of this Chapter.”</u></p> <p>Policies Map – replace existing MSA designation with the MSA designation shown on BCCS Minerals Key Diagram.</p>			
MODSAD92	165	Policy M1: Safeguarding of Mineral Resources Paragraph c)	<p>Delete paragraph c) of Policy Statement. b)...</p> <p>“c) It is recognised that in Walsall prior extraction of the above materials will rarely be feasible on small, previously developed urban sites. Subject to the other policies of Walsall’s Local Plan, the Council will therefore support non material developments within the MSA where it can be demonstrated that this is the case, such as in the situations described in BCCS Policy</p>	Yes	To respond to objections from Mineral Products Association (441) and Coal Authority (681) that the paragraph is inconsistent with paragraphs a) and b) and with BCCS Policy MIN1. See also similar Modification proposed to AAP Policy AAPIN7.	Yes

			MIN1”. <u>Non-Mineral Developments near to Mineral Extraction Sites (Heading needs underlying d)...</u>			
MODSAD93	165 - 166	Policy M1 Paragraphs d) and e)	Re-number paragraph d) of Policy Statement as paragraph <u>c</u>) and paragraph e) as paragraph <u>d</u>). Also underline sub-headings before each of these paragraphs.	No– editing only	Consequential changes arising from deletion of paragraph c), correction of typographical error (omission of underlining from sub-headings).	No
MODSAD94	165 - 166	Policy M1 Paragraph e) [to be paragraph d)]	Amend sub-heading and paragraph e) of Policy Statement as follows: “Non-Mineral Development within <u>or near to</u> Areas of Search e <u>d</u>) In accordance with BCCS Policy MIN1, non-mineral development will not be permitted within the Areas of Search identified on the BCCS Minerals Key Diagram and SAD Policies Map <u>or in close proximity to these areas</u> unless it has been demonstrated that it would not sterilise any of the mineral resources or prevent or compromise mineral working within the Area.”	Yes	To respond to objections from Mineral Products Association (441) that non-mineral development proposed in peripheral locations could compromise future mineral working in adjacent areas.	Yes
MODSAD95	170	Policy M1: Safeguarding of Mineral Resources	Amend 2 nd and 3 rd paragraphs on Page 170 as follows: “The MSA for Walsall has been further	Yes	To provide justification for the Modifications proposed to Policy M1,	Yes

		<p>9.2.1 Policy Justification</p>	<p>refined in response to the recommendations of <u>A recent minerals study for Walsall⁵² did not identify any new evidence to support any further refinement of the MSA boundaries in Walsall. However, subsequent to this, a separate MSA for fireclay has been identified on Map 9.1, having regard to existing published sources* and other information provided by a mineral operator on the extent of fireclay resources in the Brownhills area. The area defined MSA designation identified on the SAD and AAP Policies Maps (also shown on Map 9.1 in this Chapter) is based on further analysis of the extent of mineral resources most likely to be exploited in Walsall over the plan period (up to 2026), which are described above. is therefore the same as the indicative MSA designation shown on the BCCS Minerals Key Diagram. Separate MSA(s) for each type of mineral identified in Policy M1 are shown on Map 9.1 at the end of this Chapter. These reproduce the MSA(s) identified in Mineral Commodity Maps MC1 – MC3 in Appendix 7 of the BCCS. The MSA does not include any buffers around mineral resource areas, as these would serve no practical purpose,</u></p>		<p>the MSA designation shown on the SAD Policies Map, and Map 9.1, and to explain how further sterilisation of mineral resources has been avoided through the site allocation process for the SAD and AAP, in response to objections from Mineral Products Association (441). A MSA for fireclay has also been identified on SAD Map 9.1 based on the sources referred to – see Modification to Map 9.1 for details.</p>	
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			<p>given that most of the non-mineral development proposed in the SAD and AAP is on previously developed land in the existing urban areas, rather than in areas where large scale mineral extraction is most likely to take place. <u>In accordance with current good practice guidance on minerals safeguarding, the MSA(s) for Walsall extend beyond the mineral resource areas, and include 'buffers' to protect potential mineral working areas from encroachment by other development.</u></p> <p>Current national policy guidance states that minerals planning authorities should not normally permit other development proposals in MSAs where they might constrain future mineral extraction.⁵³ However, <u>this does not mean that no other development can take place within MSAs, and this would clearly not be a viable approach is not feasible</u> in an area such as Walsall where <u>the there are very few areas without underlying mineral resources of local and national importance. MSA(s) cover nearly the whole of the administrative area. This means and there is no realistic alternative to non-mineral development within the MSA because it</u></p>			
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			<p>would be impossible to meet the Black Country's future requirements for development and growth otherwise.</p> <p>Hence, the BCCS Growth Network, where most non-mineral development is expected to take place between now and 2026, is within the <u>MSA</u>,⁵⁴ as are most of the sites identified for development in the SAD and AAP. <u>The SAD has safeguarded Walsall's mineral resources as far as possible by allocating sites for non-mineral development on previously-developed land in the existing urban area, in line with the BCCS spatial strategy, rather than in peripheral areas where it could potentially constrain future commercial mineral extraction."</u></p> <p>* New Footnote:</p> <p><u>"In particular, Provision of Geological Information and a Revision of Mineral Consultation Areas for Staffordshire County Council (2006), British Geological Survey, Figure 8."</u></p>			
MODSAD96	171	<p>Policy M1: Safeguarding of Mineral Resources</p> <p>9.2.1 Policy Justification</p>	<p>Amend 2nd paragraph on Page 171 as follows:</p> <p>"The requirement does not apply to building conversions or changes of land use that do not involve any new building or excavation works. The site selection and</p>	Yes	To explain how further sterilisation of mineral resources has been avoided through the site allocation process for the SAD and AAP and how	Yes

			<p>consultation process for the SAD and AAP has taken into account the effects of development on mineral resources and future mineral working. <u>For example, the Council has avoided allocating sites for new housing development where this could compromise future mineral working, and some sites under consideration have been omitted from the plan where potential land use conflicts have been identified. Where the sites under consideration were sites identified for housing or industry are located within the MSA, and fall fall within the above thresholds identified in the BCCS, or are near to a Mineral Infrastructure Site, Permitted Minerals Site or Area of Search, these constraints are identified in Policies HC1, HC4 and IND1 – IND5 (see also Table 2.1 in Chapter 2)."</u></p>		<p>this constraint has been taken into account in the sites identified for non-mineral development, in response to objections from Mineral Products Association (441) and Parkhill Estates (2597).</p>	
MODSAD97	171	<p>Policy M1: Safeguarding of Mineral Resources 9.2.1 Policy Justification</p>	<p>Add new paragraph between the 3rd and 4th paragraphs on Page 171 as follows: <u>"Evidence from the recent SAD, CIL Deliverability and Viability Study⁵⁶ also suggests that 'prior extraction' of minerals will rarely be feasible on small, previously-developed urban sites in Walsall, particularly where they are affected by industrial and mining 'legacy' problems. Many industrial sites have been subject to</u></p>	Yes	<p>Consequential changes arising from deletion of paragraph c), in response to objections from Mineral Products Association (441) and Coal Authority (681). Wording of paragraph has been expanded to identify other evidence</p>	Yes

			<p><u>mining and quarrying in the past and/ or are affected by ground contamination, and they also frequently have a significant depth of 'made ground' overlying any mineral resources likely to remain (see SAD Technical Appendix - Assets and Constraint Maps). The main priority for these sites is to identify a strategy for remediation that will allow an appropriate development to take place. The remediation strategies chosen will vary, and will affect the feasibility of mineral extraction, whether or not the minerals present are of potential economic value for use on-site or for commercial sales, such as in the case of sands and gravels. On sites not affected by these constraints there is likely to be greater scope for 'prior extraction' of soils, sands and gravels for on-site use, but this is already encouraged by BCCS Policies WM5, MIN1 and MIN2, so there is no need to repeat this in the SAD."</u></p> <p>⁵⁶<u>See Appendix 1 of Walsall SAD CIL Viability & Deliverability Study (2015), DTZ.</u></p>		<p>that supports the Council's view that 'prior extraction' of minerals is rarely likely to be feasible on small, previously-developed urban sites in Walsall.</p>	
MODSAD98	191	Policy M7: Brick Clay Extraction – Stubbers Green Paragraph c)	<p>Amend Paragraph c) as follows: "...where the requirements in paragraph e) a) above are met..."</p>	No– editing only	To correct a typographical error identified by Natural England (2274).	No

MODSAD99	197	<p>Policy M8: Brick Clay Extraction – Other Areas</p> <p>Site MP9: Highfields South – Restoration Requirements</p> <p>Paragraph g) xv.</p>	<p>Amend Paragraph g), bullet point xv as follows:</p> <p>“At least 90% of The entirety of the worked areas covered by the SSSI designation must be restored as recreated wildlife habitats as those habitat types currently present within Jockey Fields SSSI, and of similar and enhanced value. The restored site should also be publicly accessible natural green space that re-instates the existing pedestrian links provided by Public Right of Way Bro41. Potentially suitable after uses likely to be compatible with the recreation of these habitats include:</p> <ol style="list-style-type: none"> 1) Agricultural land; 2) Horse grazing land; 3) Publicly accessible open space, to be accessed from re-instated Public Right of Way (Bro41) via Walsall Road and Green Lane; and 4) Subject to approval by the Council, alternative land uses that maintain openness and are appropriate to the Green Belt location. <p><u>Consideration should also be given to alternative forms of ownership for the restored site, such as a conservation trust, community group or similar body that will accept responsibility for the ongoing management of the re-created habitats.”</u></p>	Yes	<p>In response to changes suggested by Natural England (2274) following discussions with them subsequent to their representation.</p>	Yes
MODSAD100	198	Policy M8: Brick	Amend Paragraph j) as follows:	Yes	To correct inaccuracies	Yes

		Clay Extraction – Other Areas Brick Clay Extraction – New Sites Paragraph j)	“ii) They include an agreement to revoke that will permit the revocation of the ‘dormant’ permission at Highfields North (EB593 registered under permission EB3410), thereby helping to prevent or minimise the loss of habitats within the Jockey Fields SSSI which would occur as a result of implementing the permission.”		and in response to suggested amendment by Natural England (2274), following discussions with them subsequent to their representation.	
MODSAD101	203	Policy M8: Brick Clay Extraction – Other Areas Policy Justification	Amend 1 st paragraph of M8 Policy Justification on Page 203 as follows: “Three Permitted Minerals Sites are identified in these areas on the SAD Policies Map as follows: <ul style="list-style-type: none"> • MP6: Highfields North South • MP8: Vigo/ Utopia • MP9: Highfields North” 	No– editing only	To correct typographical error identified by Natural England (2274)	No
MODSAD102	203 - 206	Policy M7: Brick Clay Extraction – Stubbers Green Policy M8: Brick Clay Extraction – Other Areas Policy Justification New Maps	Add Maps to Policy Justification: Map 9.1 (appendix Bi(e): Policy M7: Brick Clay Extraction – Stubbers Green: map showing Stubbers Green Area of Search (MXA3), Atlas and Sandown Quarries (MP2 and MP7), the Recordon Land (MXP3)/ Stubbers Green SINC, Stubbers Green Bog SSSI and Swan Pool and the Swag SSSI. Map 9.2 (appendix Bi(e): Policy M8: Brick Clay Extraction – Other Areas: map showing Highfields North Permitted Minerals Site (MP9) and the	No	To respond to concerns by Natural England (2274) about the clarity of the relationship between the Area of Search, Permitted Minerals Sites and designated nature conservation sites to which the policies relate.	No

			surrounding area, including Jockey Fields SSSI and SLINC.			
MODSAD103	204	Policy M8: Brick Clay Extraction – Other Areas Policy Justification	<p>Amend 3rd paragraph on page 204, 2nd sentence, as follows:</p> <p>“There is also a requirement at Part h) xv of the policy for at least 90% the whole of the worked areas <u>subject to the SSSI designation</u> to be restored as recreated wildlife habitats of equivalent type and value to those currently present within the SSSI, commensurate with the proportion of the site area covered by the SSSI designation. The end uses identified would support this, and are also broadly consistent with the end uses specified in the conditions of the registered permission (EB3410) are consistent with those agreed previously with the land owner in a <u>S106 agreement, and are supported by Natural England as being the most appropriate for the site in view of the SSSI status</u>. The policy also clarifies...”</p>	Yes	Consequential change to reflect modification to paragraph h) xv of policy in response to suggestions by Natural England (2274).	Yes
MODSAD104	211	Policy M9: Coal and Fireclay Extraction – Brownhills Paragraph g)	<p>Amend paragraph a) as follows:</p> <p>“a) <u>There are potentially winnable coal and fireclay resources in the Brownhills area. The MSA shown on the SAD Policies Map includes the indicative MSA for fireclay</u></p>	Yes	To respond to representations by Resource UK on behalf of Potters Clay & Coal Company Ltd (219). Due	Yes

		<p>Yorks Bridge Policy Justification (9.5.1) Map 9.3 Policies Map</p>	<p><u>identified on Map 9.3. The indicative MSA for fireclay includes resources that could potentially be worked within the plan period, including the sites/ areas identified in this policy.</u> New or amended proposals for mineral development in Brownhills should identify, evaluate and address...”</p>		<p>to the uncertainties about viability and deliverability of a suitable fireclay extraction scheme, it is not appropriate to identify the Yorks Bridge site they are promoting as an Area of Search for fireclay in the SAD. However, it is accepted that there is likely to be a need for fireclay beyond the plan period to provide for the long-term supply requirements of Swan Works and possibly other end users, and that there are fireclay resources in the Brownhills area which could meet this need. It is therefore proposed to identify an indicative MSA for fireclay on SAD Map 9.3 which includes the Yorks Bridge site and the Permitted Minerals Sites at Birch Coppice and</p>	
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					Brownhills Common (MP3 and MP5). This will prevent needless sterilisation of the fireclay resources underlying these sites, allowing a suitable extraction proposal to come forward in an appropriate location if it proves viable.	
MODSAD105	213	Policy M9: Coal and Fireclay Extraction – Brownhills Paragraph h) xi. Yorks Bridge	Amend paragraph h) xi. of Policy Statement as follows: “xi. Impacts on Cannock Extension Canal SAC/ SSSI/ SLINC – detailed Habitats Regulations Assessment (HRA) will be required, <u>having regard to the HRA screening assessment already undertaken by the Council (2016). This should evaluate the implications of the development for the site in view of its conservation objectives, and demonstrating demonstrate that the proposal development would not adversely affect the integrity of the SAC have a significant effect upon the qualifying features of the SAC (the reasons it has been allocated) contrary to the Habitats Directive.”</u>	Yes	To clarify that a detailed Habitats Regulations Assessment will be required at the project stage having regard to the high level HRA screening assessment carried out by the Council, in response to representations/ further advice from Natural England (2274). Policy wording has also been amended to more accurately reflect the requirements of Article 6 of the Habitats Directive (92/43/EEC).	Yes

MODSAD106	216	<p>Policy M9: Coal and Fireclay Extraction – Brownhills</p> <p>9.5.1 Policy Justification</p>	<p>Amend 3rd paragraph on page 216 as follows:</p> <p><u>“...Significant constraints to working the resources were identified, in particular, the proximity of the Yorks Bridge area to the Cannock Extension Canal SAC/ SSSI, which provides an important habitat for a nationally rare wetland plant species (floating water plantain, <i>Luronium natans</i>), and the extent of land covered by other environmental designations. A high level screening assessment of the potential effects of the Yorks Bridge Area of Search proposal on the SAC/ SSSI has been carried out, and the results are set out in the SAD & AAP HRA Report. This has concluded that any harmful effects on the integrity of the SAC likely to arise from fireclay extraction and associated development within the Yorks Bridge Area of Search are capable of being prevented through mitigation. However, the effects on the SAC and the requirements for mitigation can only be determined with certainty once a specific working site has been identified, and full details of the method and timescale of working and the proposals for restoration and aftercare are known. Hence, there is a requirement at paragraph h) xi of the policy</u></p>	Yes	<p>To explain the reason for the requirement for a detailed HRA in paragraph h) xi of the policy, in response to representations/ further advice from Natural England (2274), and additional supporting information on potential impacts on the SAC provided by Resource UK on behalf of Potters Clay & Coal Company Ltd (219).</p>	Yes
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			<u>for a planning application to be supported by a detailed HRA.”</u>			
MODSAD107	221	Map 9.1: Proposed Minerals Safeguarding Area	Replace existing Map 9.1 with a new Map 9.3 showing indicative minerals safeguarding areas (MSAs) for each mineral commodity (including ‘buffers’), replicating the indicative MSAs shown on Mineral Commodity Maps MC1 – MC3 in BCCS Appendix 7, and also showing a new MSA for fireclay in Brownhills which has been identified using evidence obtained from relevant mineral operators following the adoption of the BCCS.	Yes	To respond to objection from Mineral Products Association (441) that the identification of a single minerals safeguarding area (MSA) on the Publication Draft SAD Policies Map is not in accordance with the advice in the NPPF and current good practice guidance on minerals safeguarding. Also to respond to representations by Resource UK on behalf of Potters Clay & Coal Company Ltd (219) in support of the designation of an Area of Search for fireclay extraction at Yorks Bridge, and evidence provided by them on the extent of potentially winnable fireclay resources in this location.	Yes
MODSAD108	221	Minerals Chapter Maps	Replace Map 9.1 with the Map 9.3 shown in Appendix Bi(e) below – this shows the indicative minerals safeguarding areas for	No	To respond to objection from Mineral Products Association (441) that the	No

			<p>each mineral type.</p> <p>Add Map 9.4 from Appendix Bi(e) below – this shows the combined Minerals Safeguarding Area as used on the SAD and AAP maps.</p> <p>Renumber Map 9.2: Minerals Allocations to Map 9.5</p>		<p>identification of a single minerals safeguarding area (MSA) on the Publication Draft SAD Policies Map is not in accordance with the advice in the NPPF and current good practice guidance on minerals safeguarding.</p> <p>Also to correct the numbering of the maps in the chapter due to the addition of three new maps.</p>	
MODSAD109	N/A	<p>Policy M2: Mineral Infrastructure Sites</p> <p>Site MI1</p> <p>Site MI7</p> <p>SAD Policies Map</p>	<p>Site M1: Former Bace Groundworks Site, Coppice Lane, Aldridge – amend site boundary to reflect adjacent development (Site MI7: Interserve Waste Recycling Centre)</p> <p>Site MI7: Interserve Waste Recycling Centre, Brickyard Road, Aldridge – amend site boundary to include open storage area to the east of the recycling facility.</p> <p>N.B. These are Modifications to the site boundaries only. No Modification is required to the Strategic Waste Site designation of the same site (Site WS1, SAD Policy W2), as Strategic Waste Sites are shown on the Policies Map as symbols only.</p>	Yes	<p>To correct the site boundaries of Sites MI1 and MI7. A small parcel of land has been excluded from Site MI1, as this has been incorporated into the adjacent Site MI7. Site MI11 now includes the full extent of the ‘red line’ area of permission 11/0493/FL, which extended the area of the original permission for the facility 09/1823/FL. A consequential Modification is also proposed to the</p>	Yes

					boundary of Site MB1: Aldridge Brickworks (see below), as Site MI11 was developed on part of the former stockyards belonging to the brickworks.	
MODSAD110	N/A	Policies M4 – M9: Sites MP1 - MP9 and MC1 – MC3 SAD Policies Map	<p>Amend boundaries of the following sites shown on the SAD Policies Map.</p> <p>Permitted Minerals Sites:</p> <p>MP1: Aldridge Quarry</p> <p>MP2: Atlas Quarry</p> <p>MP3: Birch Coppice</p> <p>MP4: Branton Hill Quarry</p> <p>MP5: Land at Brownhills Common</p> <p>MP6: Highfields South</p> <p>MP7: Sandown Quarry</p> <p>MP8: Vigo/ Utopia</p> <p>MP9: Highfields North</p> <p>Brickworks:</p> <p>MC1: Aldridge Brickworks</p> <p>MC2: Atlas Brickworks</p> <p>MC3: Sandown Brickworks</p> <p>N.B. These are Modifications to the site boundaries only.</p>	Yes	<p>To correct errors in the plotting of the site boundaries of permitted minerals sites and brickworks on the Publication Draft SAD Policies Map. The amended boundaries include the full extent of the ‘red line’ areas of the relevant mineral permissions. It should be noted that the permitted areas of Atlas Quarry (MP2) and Sandown Quarry (MP7) also include the cartilages of the associated brickworks (MB2 and MB3), and that Highfields North (MP9) partly overlaps with adjacent industrial and commercial development. See related Modifications to Site</p>	Yes

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					HO58: Walsall Road, Walsall Wood (Policy HC1) and Site IN6: Hall Lane, Walsall Wood (Policies IND3 and IND4).	
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Chapter 10: Transport and Infrastructure						
Reference	Page	Policy/ Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODSAD111	223	Policy T2 Title of Policy	Amend title: Policy T2: Bus Services (saved and updated from the UDP)	No	The deleted text is now superfluous.	No
MODSAD112	224-231	General	Paragraphs renumbered (the references below are as numbered in the Publication Draft)	No	To correct omissions and duplications in numbering	No
MODSAD113	224	Para. 10.2.2 (Policy Justification) First sentence	Amend text: "This policy has been updated to delete <u>previous</u> references to Bus Showcase schemes. The Walsall and Wolverhampton"	No	For clarification.	No
MODSAD114	224	Para. 10.2.8 (Evidence) (renumber to 10.2.3)	Add bullet point <ul style="list-style-type: none"> Black Country Rapid Transit Review 	No	Added at request of ITA	No
MODSAD115	224	Para. 10.2.9 (Delivery) (renumber to 10.2.4)	Add bullet point <ul style="list-style-type: none"> Bus Network Development Plan – in preparation 	No	Added at request of ITA	No
MODSAD116	224	Para. 10.2.10 (Monitoring) (Renumber 10.2.8-10.2.3 as 10.2.3-10.2.6)	Amend text: "No specific monitoring indicator <u>is proposed</u> , as this is essentially a development plan policy covers <u>ing</u> various bus related issues including operational	No	For clarification.	No

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			issues. The Bus usage will be monitored through the Strategic Transport Plan.”			
MODSAD117	225	Proposal T3 Title of Policy	Amend title: Policy Proposal T3: The Rail Network (saved and updated from the UDP)	No	For consistency and as the deleted text is now superfluous.	No
MODSAD118	226	Para 10.2.4 (Policy Justification)	Add to the first sentence: 'which will connect the four Black Country strategic centres with each other and to Birmingham.'	No	Update to take account of the Rapid Transit Review from late 2015.	No
MODSAD119	226	Para 10.2.8 (Evidence)	Add reference to Black Country Rapid Transit Review 2015	No	To take account of the Rapid Transit Review	No
MODSAD120	227	Policy T4 Title of Policy	Amend title: Policy T4: The Highway Network (saved and updated from the UDP)	No	The deleted text is now superfluous	No

MODSAD121	228	Policy T4	<p>Amend wording of paragraph (g):</p> <p>“(g) Development proposals must, where there are which generate significant transport implications movements, <u>must</u> be accompanied by a Transport Assessment which considers the accessibility of the development by all modes of transport, including <u>the impact on the highway network in the surrounding area. The Assessment should consider the opportunities for sustainable transport modes.</u> Such developments will be required to fund, or contribute towards, any necessary off-site transport infrastructure improvements <u>where these cost effectively limit the significant impacts of the development.</u> Wherever possible, measures should be taken to mitigate the impact on the highway network. In the case of the trunk road and motorway network, account must be taken of Highways England’s relevant policies and requirements. Works within close proximity of the SRN and Key Routes must consider implications on road safety and the structural integrity of the SRN. “</p>	Yes	Text changes underlined or deleted made to comply with wording in NPPF paragraph 32, including reference to sustainable transport modes and cost effective improvements.	No
MODSAD122	228	Para 10.2.6 (Policy Justification)	Add sentence to end of first paragraph “The KRN will use the road space more	No	Added at request of ITA	No

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		(renumber as 10.2.12)	efficiently, taking account of all modes of transport.”			
MODSAD123	229	Policy T5 Title of Policy	Amend title: Policy T5: Highway Improvements (saved and updated from the UDP)	No	The deleted text is now superfluous.	No
MODSAD124	230	Para. 10.2.7 (Policy Justification) (Renumber as 10.2.13 with following paras as 10.2.14-10.2.16)	Amend text to state: “This policy has been updated to take account of the fact that the Walsall Ring Road <u>was completed some time ago</u> has now been completed and to delete references to bus showcase routes. The and the Darlaston Strategic Access Project has been completed more recently is not shown on the Policies Map as it is now under construction. <u>Previous references to bus showcase routes have also been deleted.</u> The proposed Willenhall Sewage Works Access is included in the proposed industrial allocation (IN333). <u>The council will continue to plan positively for highway improvements to support investment, promote development and improve safety. Such improvements are being considered in accordance with the approach set out in the policy and measures proposed on routes to and around Walsall Town Centre will complement the Area Action Plan.</u> <u>Walsall Council in partnership with</u>	No	Update of supporting text with addition of explanation that the council continues to plan for highway improvements.	No

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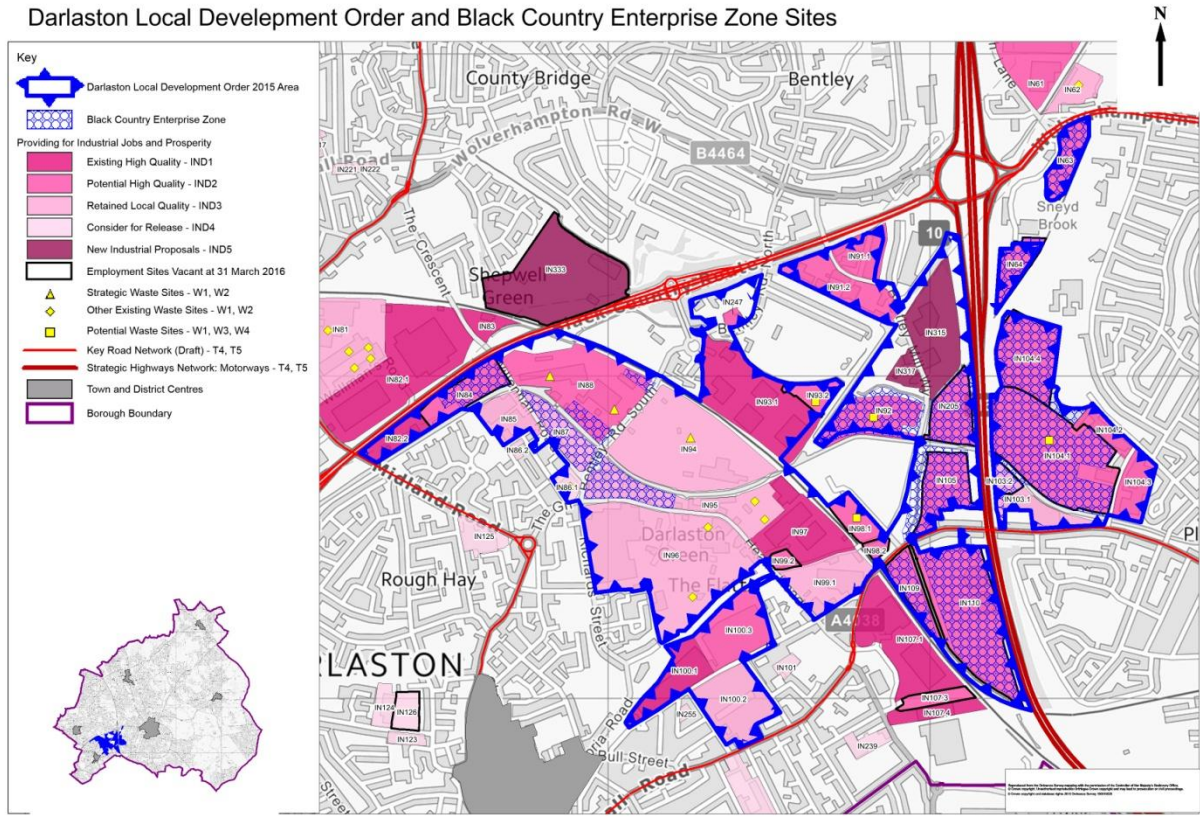
			<p><u>Highways England are planning a junction improvement at M6 Junction 10. The scheme will look to expand the capacity of the circulatory carriageway with junction improvements to the adjoining Bloxwich Lane/Wolverhampton Road junction, and changes to the lane configuration to westbound A454 Black Country Route from Junction 10. The improvements at this junction will improve journey times for all users that want to access the local road network and the Strategic Road Network”</u></p>			
MODSAD125	230	Para. 10.2.10 (Monitoring) (Renumber as 10.2.16)	<p>10.2.16 Monitoring Amend text to state: “No specific monitoring indicator <u>is proposed</u>, as this is essentially a policy covers ing a range of highway related issues, including operational issues. The West Midlands Strategic Transport Plan will monitor journey time reliability for goods vehicles on the Key Route Network. <u>The identification and delivery of improvement schemes will be monitored through their respect scheme appraisals.”</u></p>	No	For clarification and to explain the monitoring of highway improvement schemes.	No
MODSAD126	SAD Policies map	Site IN333	Add access route from BCR Jn 1	No	This was missed out of the Draft Plan in error.	No
MODSAD127	SAD PoliciesMap	Key – Strategic Transport Network	<p>Amend key as follows: Strategic Highways Network: Motorways – UDP Saved Policies T4(a), T5</p>	No	To reflect that Policies T3, T4 and T5 are now included within the SAD, and to reflect that the Key Road Network is	No

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			<p>A5 - UDP Saved Policies T4(a), T5 Key Road Network (Draft) - UDP Saved Policies T4(a), T4(b), T5 Strategic Rail Network - UDP Saved Policy Policy-T3 Bradley Lane Metro Park and Ride - UDP Saved Policy Policy-T3</p>		<p>referred to in part (b) of Policy T4. The map of the draft Key Road Network has been adopted as the final version.</p>	
MODSAD128	SAD Policies map	M6 Junction 10	Show location for proposed upgrade area to M6 Junction 10 on the Policies Map	Yes	For consistency with the Black Country Core Strategy and to make clear the existence of the proposal.	No

Appendix Bi(a)

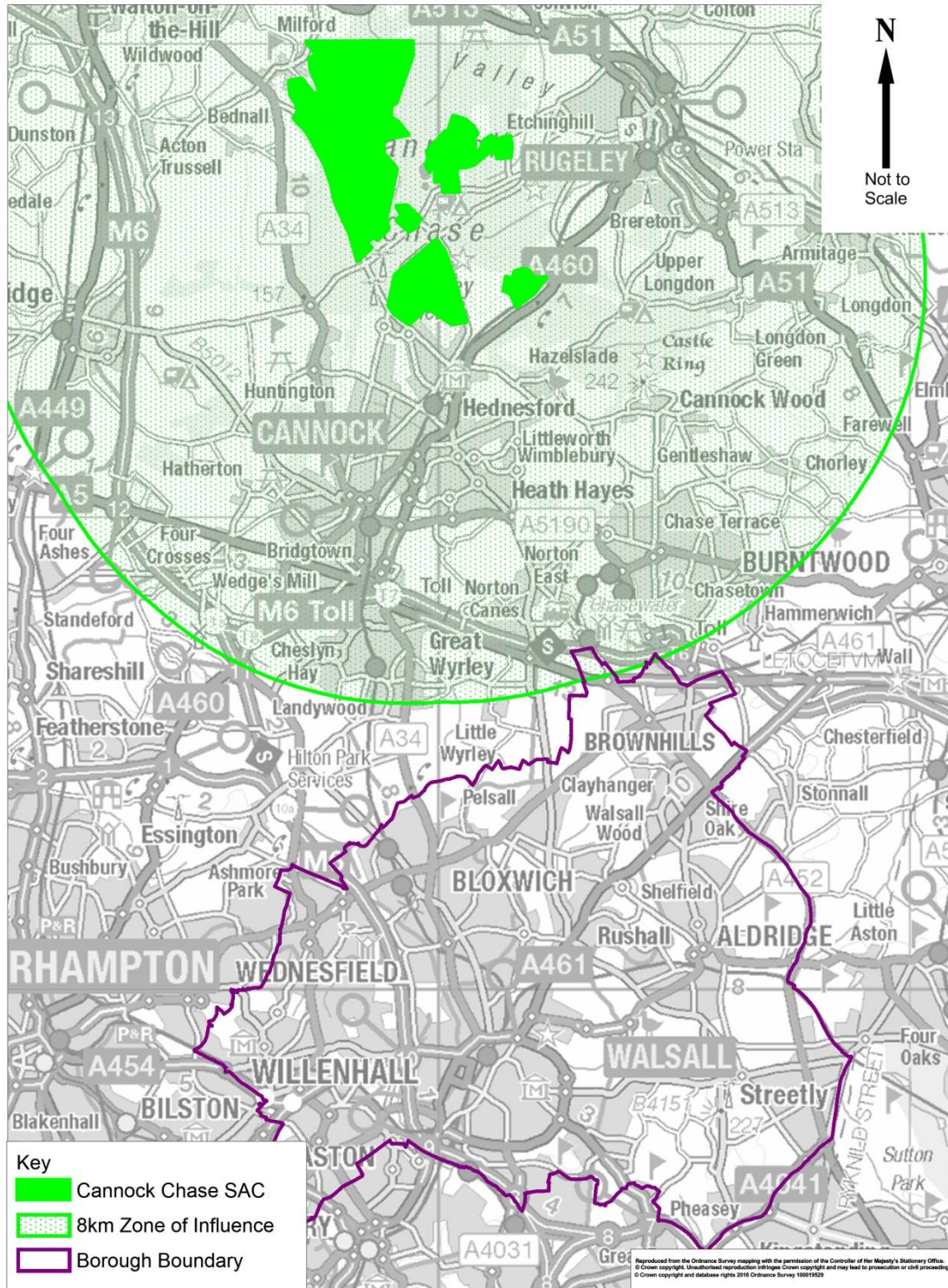
Map 4.1: Darlaston Local Development Order and Black Country Enterprise Zone sites



Appendix Bi(b)

Map 6.1: The 8km zone of influence for Cannock Chase SAC (Policy OS1)

8KM Zone of Influence for the Cannock Chase SAC



Appendix Bi(c)

Map 7.1: Cannock Extension Canal SAC Designations

Cannock Extension Canal Special Area of Conservation and Other Associated Designations



Appendix Bi(d)

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

7.10 Great Barr Hall and Estate

Great Barr Hall is one of the few Grade II* listed buildings in the Borough, and forms the focus of the registered park and garden which is listed Grade II. Both of these assets form part of the wider Great Barr Hall Park and estate which is the Borough's largest single area of historic and nature conservation importance. The estate is within fragmented ownership which makes it difficult to coordinate a comprehensive scheme of management covering all of these aspects. For these reasons, it is the subject of a specific policy which seeks to achieve the following objectives:

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

Part of the estate that was formerly St Margaret's Hospital has been redeveloped as housing over the last few years. But the remainder of the estate has yet to be restored and both Great Barr Hall listed building and its Registered Park and Garden are on the 2015 Heritage at Risk Register. The Hall is rated as 'very bad' condition and Priority A (Immediate risk of further rapid deterioration or loss of fabric; no solution agreed), which is the highest level of risk on the Heritage at Risk Register. As with the Hall itself, the Grade II Registered Parkland is rated at one of the highest levels of Risk on the Heritage at Risk register with condition of "*Extensive Significant Problems*", high vulnerability and a trend of declining.

It is important to recognise the relationship between the Registered Park and Garden and the Hall which means a comprehensive approach to their management is required as it can be argued that the surrounding Registered Parkland should be afforded the same level of protection as the Grade II* listed Hall – which needs to be protected from harm that is not 'wholly exceptional' in line with the NPPF – as without the parkland the setting and context of the Hall would be lost. Historic England are currently (May 2016) reviewing the listing status of Great Barr Hall, and while the outcome of the review is not yet known we believe that without a policy in place to look at the Hall, its park and setting, there is a chance that more harm would be caused through the continued

decay and eventual loss of the heritage assets. By ensuring that appropriate development is allowed for and providing guidance on the most suitable areas for this, we hope to be able to secure a viable future for the Hall, the parkland and other heritage assets.

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

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

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

Overall estate

b) All proposals must provide for:-

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

c) The Council promotes good design that respects the character appearance and quality of the area, it will seek to resist development where the

following occur:

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

Enabling development

d) Enabling development will be justified only insofar as it is necessary for the restoration and maintenance of the heritage assets and where the likely impact in terms of the Listed Buildings, Registered Park and Garden, Conservation Area and Green Belt Policies are outweighed by benefits for securing the future of the estate's heritage assets. If any scheme for enabling development is proposed it should:

- i. Follow the guidance in the Historic England's Policy Statement "Enabling Development and the Conservation of Significant Places"¹, or any further up to date guidance from Historic England.**
- ii. Consider whether the enabling development could be provided off site.**
- iii. Ensure the economic viability of the proposal is properly tested and market driven. The applicant(s) should make sure that the Council can also test these figures as necessary through the provision of a Financial Assessment. Enabling development must be justified by the inherent lack of viability of the significant place, not the owner's inability to fund a commercially viable scheme.**
- iv. Be able to provide for the ongoing maintenance of the hall and the park and garden.**

Park and Garden

e) The Grade II Registered Park and Garden provides the setting to Great Barr Hall; any proposals within the park and garden should consider the following:

- i. The potential for alternative forms of ownership such as a trust**

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

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

Great Barr Hall

- h) **This is currently a Grade II* listed building which forms the focal point of the park and garden. In considering development of the Great Barr Hall any harm caused must be ‘wholly exceptional’ in line with the NPPF; and should consider the following:**
 - i. **The potential for alternative forms of ownership such as a trust**
 - ii. **The viability for the retention and restoration of the Hall**
 - iii. **Any development or restoration should be in accordance with the policies of the BCCS ENV2, ENV3 and UDP ENV27, ENV33**
 - iv. **The range of potential new uses and an assessment of harm upon the Hall’s significance utilising Historic England’s “Conservation Principles, Policies and Guidance”² ,**
 - v. **An assessment of the impact on biodiversity in accordance with SAD policy EN1, relevant UDP Saved Policies, BCCS policy ENV1 and the NPPF.**

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

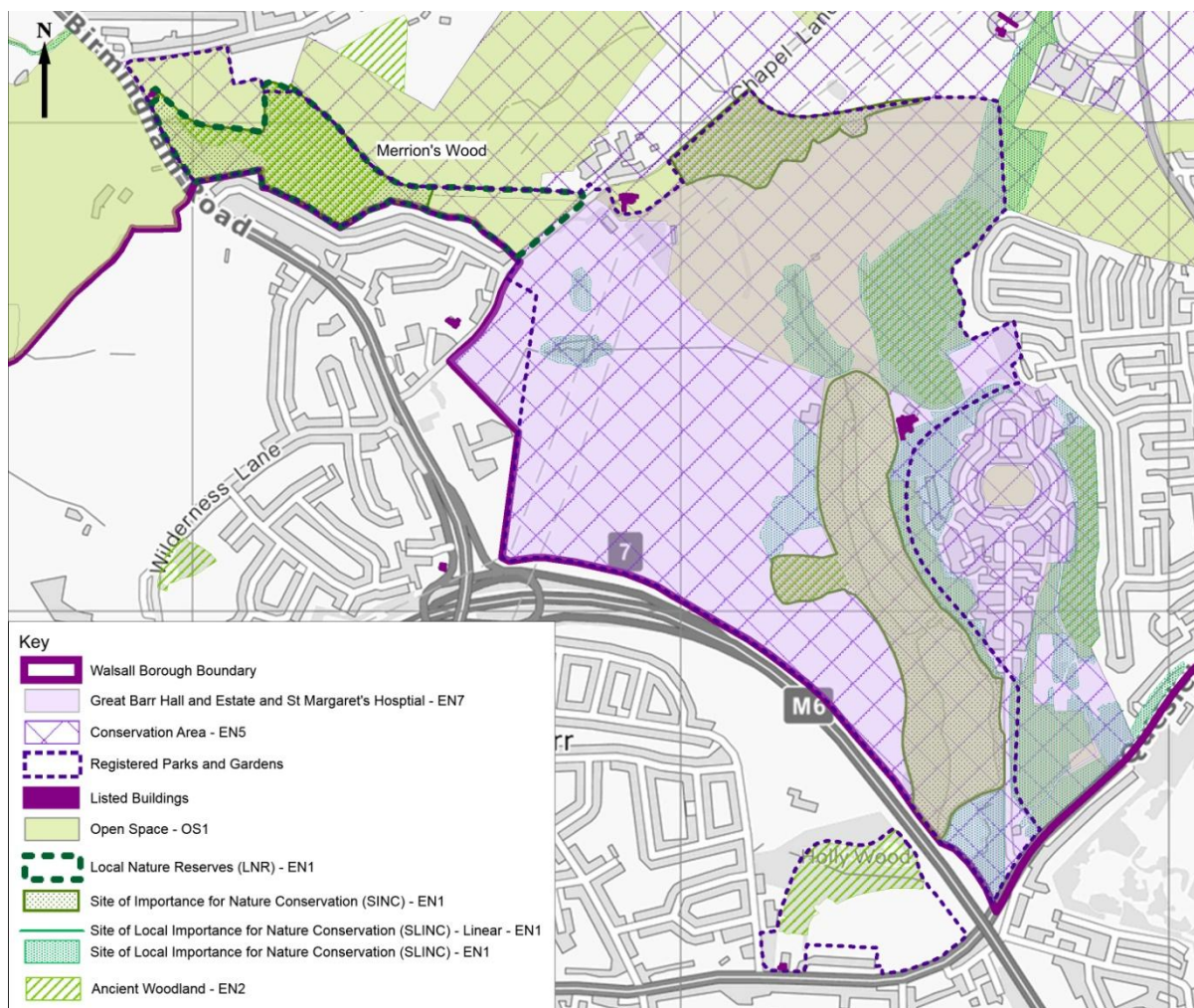
7.10.1 Notes, including assets and constraints (see Chapter 2)

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

7.10.2 Policy Justification

The area covered by SAD Policy EN7 is shown in Map 7.2 it includes Great Barr Hall, one of the few Grade II* listed buildings in Walsall and the majority of the Grade II Registered Park and Garden which forms the core area of the Hall's parkland. Two sections of the Registered Park are not covered by EN7; the first of these is located to the south west of the main area of the Park in Sandwell Metropolitan Borough Council. This also provides a continuation of the Green belt and includes open space and nature conservation sites, policies for this area are set out in plans by Sandwell Council. The second section of the registered park not covered by EN7 is the area labelled as Merrion's Wood, to the north of Chapel Lane.

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



Map 7.3 EN7 Policy Area

The whole area covered by EN7 falls within the Great Barr Conservation Area, as well as being in the Green Belt – which is not shown in map 7.3 in order to aid clarity for the other issues. Both Great Barr Hall and the Registered Park are on the Heritage at Risk register.

Great Barr Hall and Estate and the former St Margaret's Hospital site form a large complex site which is further complicated by fragmented ownership. The designated heritage assets such as the Listed Buildings and Registered Park and Garden do not cover the full extent of the historic parkland landscape, which has been incrementally eroded by developments throughout the 20th and early 21st century.

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

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

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

Overall Estate

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

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

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

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

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

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

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

Enabling development

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

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

Park and Garden

The policy encourages the reuse and reinstatement of structures and buildings in the parkland and acknowledges that some of these buildings may need to be replaced with new buildings if it is shown that they are in such a deteriorated condition that they cannot be restored or repaired and adapted to new uses. The designs of new

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

buildings that replace key structures in the parkland should be influenced by their context and enhance the unique attributes of the character and heritage of the area.

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

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

Great Barr Hall

Great Barr Hall is one of the few Grade II* listed buildings in Walsall and is on the heritage at risk register. Additionally Historic England are currently reviewing the listing designation of the hall, so any changes to the designation brought about by this would need to be taken into account

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

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

7.10.3 Evidence

- Grade II* Listed Building designation⁵
- Grade II Registered Park and Garden⁶
- Heritage at Risk Register – Historic England⁷

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

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

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

⁷ Heritage at Risk Register 2015 entries for Great Barr Hall and Chapel Listed Buildings: <http://risk.historicengland.org.uk/register.aspx?id=47047&rt=0&pn=2&st=a&di=Walsall&ctype=all&crit> <http://www.historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1259419>; and Great

- National Heritage List for England
- Great Barr Conservation Area⁸
- Wolverhampton and Walsall Historic Environment Record (HER)⁹
- EcoRecord, the ecological database for the Black Country and Birmingham.
- UK Biodiversity Action Plan; Priority Habitat Descriptions: Wood-Pasture and Parkland¹⁰
- Supporting documents submitted as part of current undetermined planning applications for the site, including 13/1567/FL

7.10.4 Delivery

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

Barr Hall Registered Park and Garden: <http://www.historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1318070>

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

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

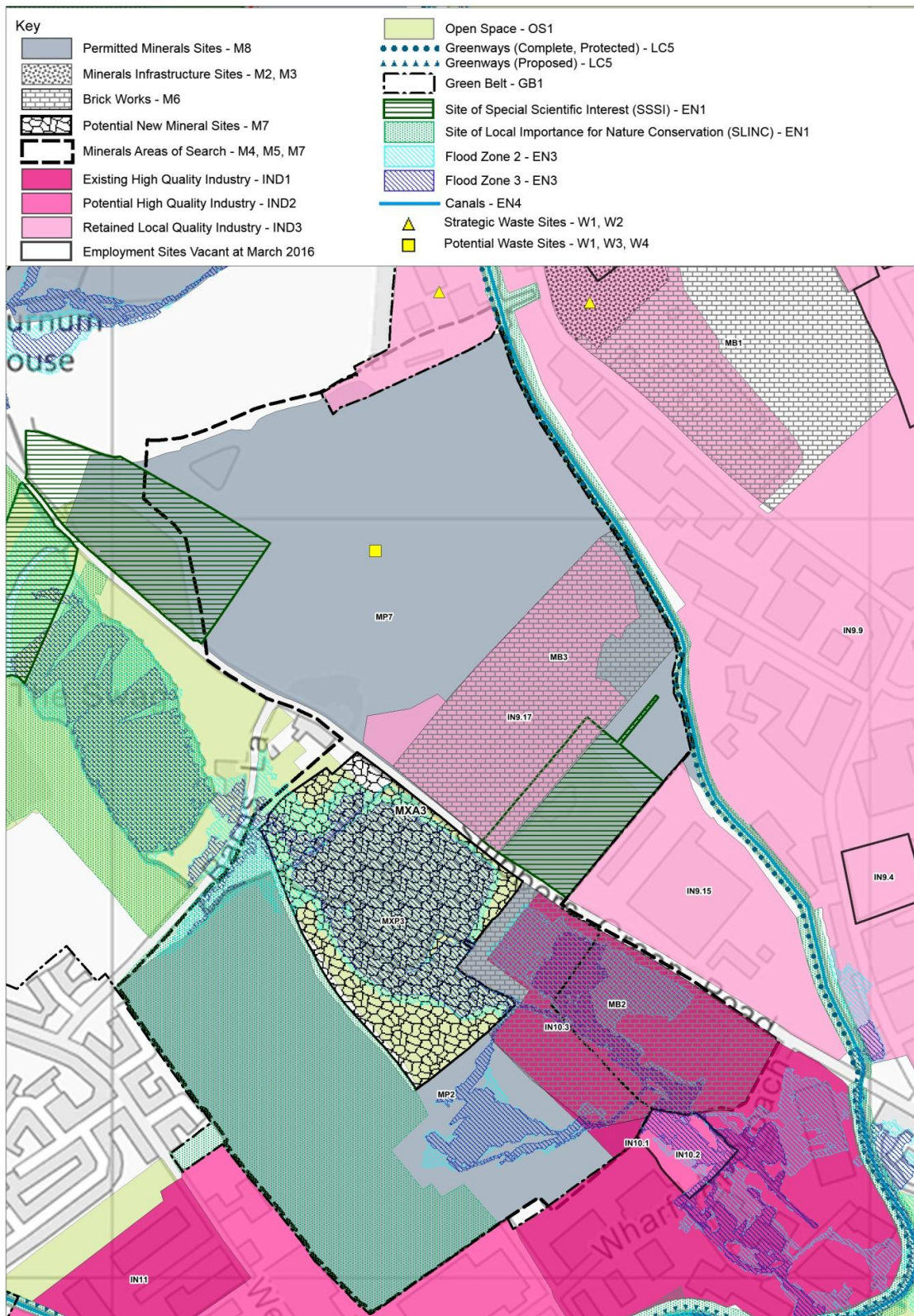
¹⁰ UK BAP Priority Habitat Descriptions: Wood-Pasture and Parkland – available online at: <http://jncc.defra.gov.uk/page-5706>

7.10.5 Monitoring

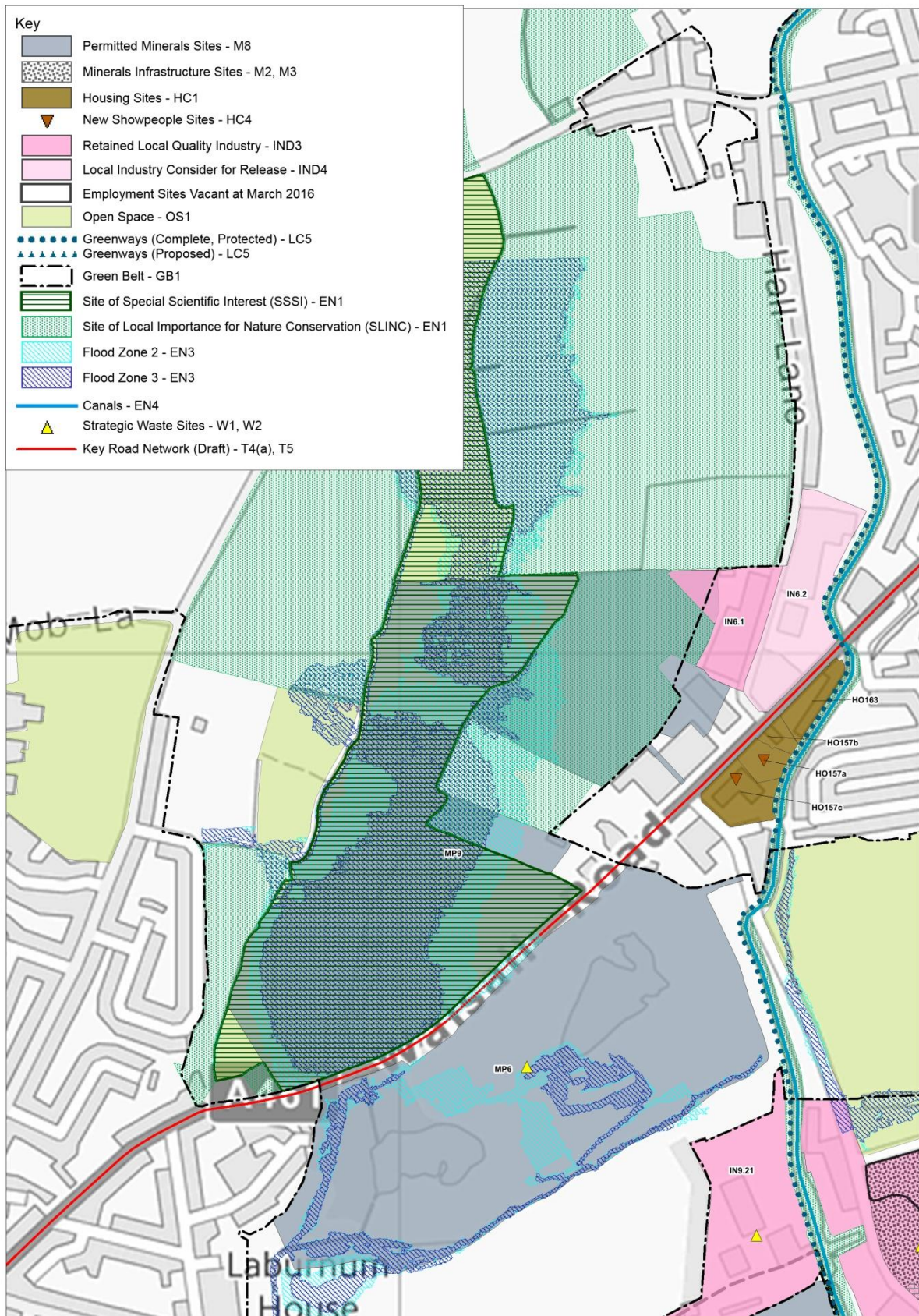
Indicators	Targets	BCCS Monitoring Indicator/ Target
EN7a – Proportion of planning permissions granted in accordance with Conservation / Historic Environment Section or Advisor recommendations	100%	LOI ENV2
EN7b – Proportion of planning permissions granted in accordance with Historic England’s planning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

Appendix Bi(e)

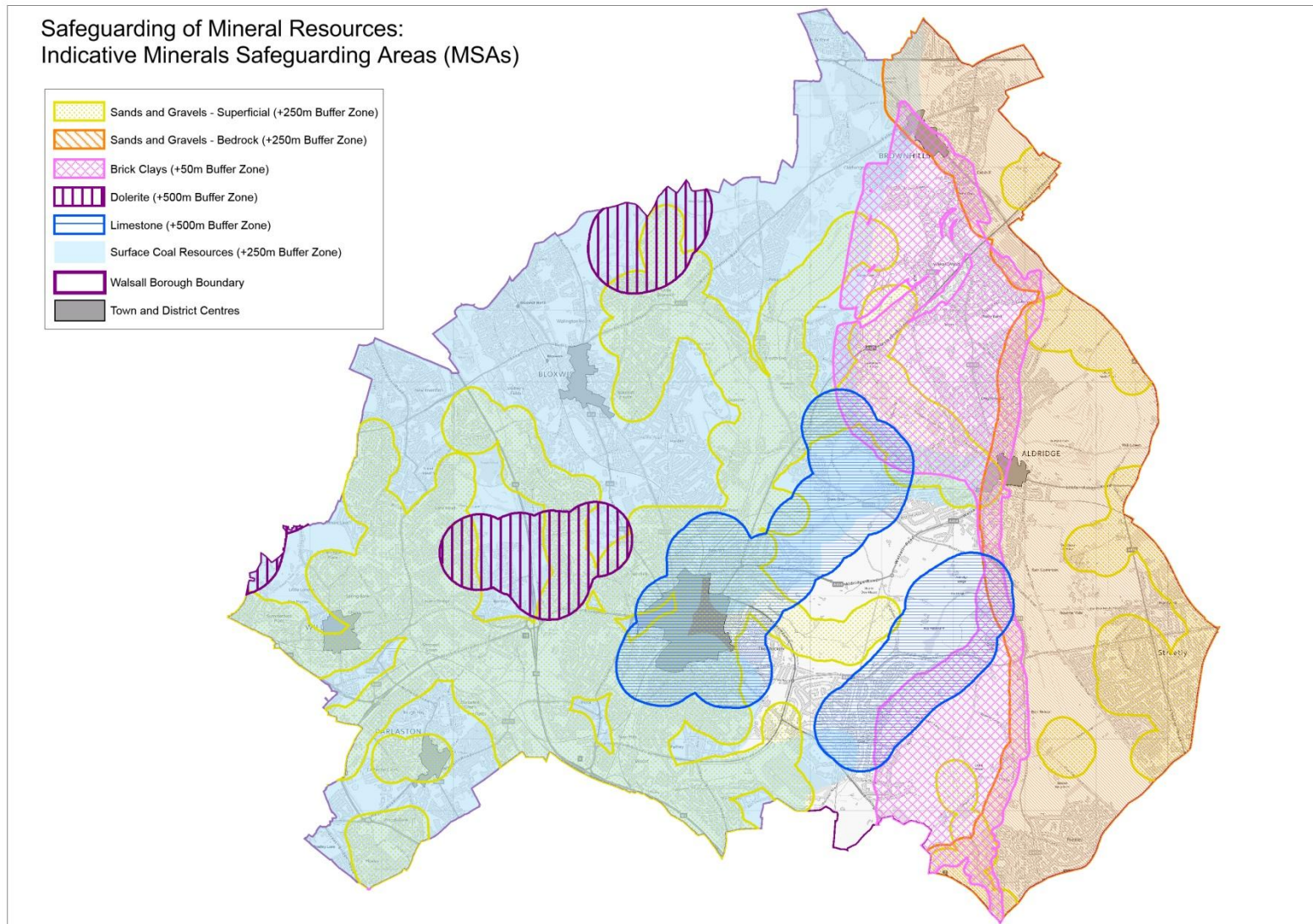
Minerals Chapter Maps



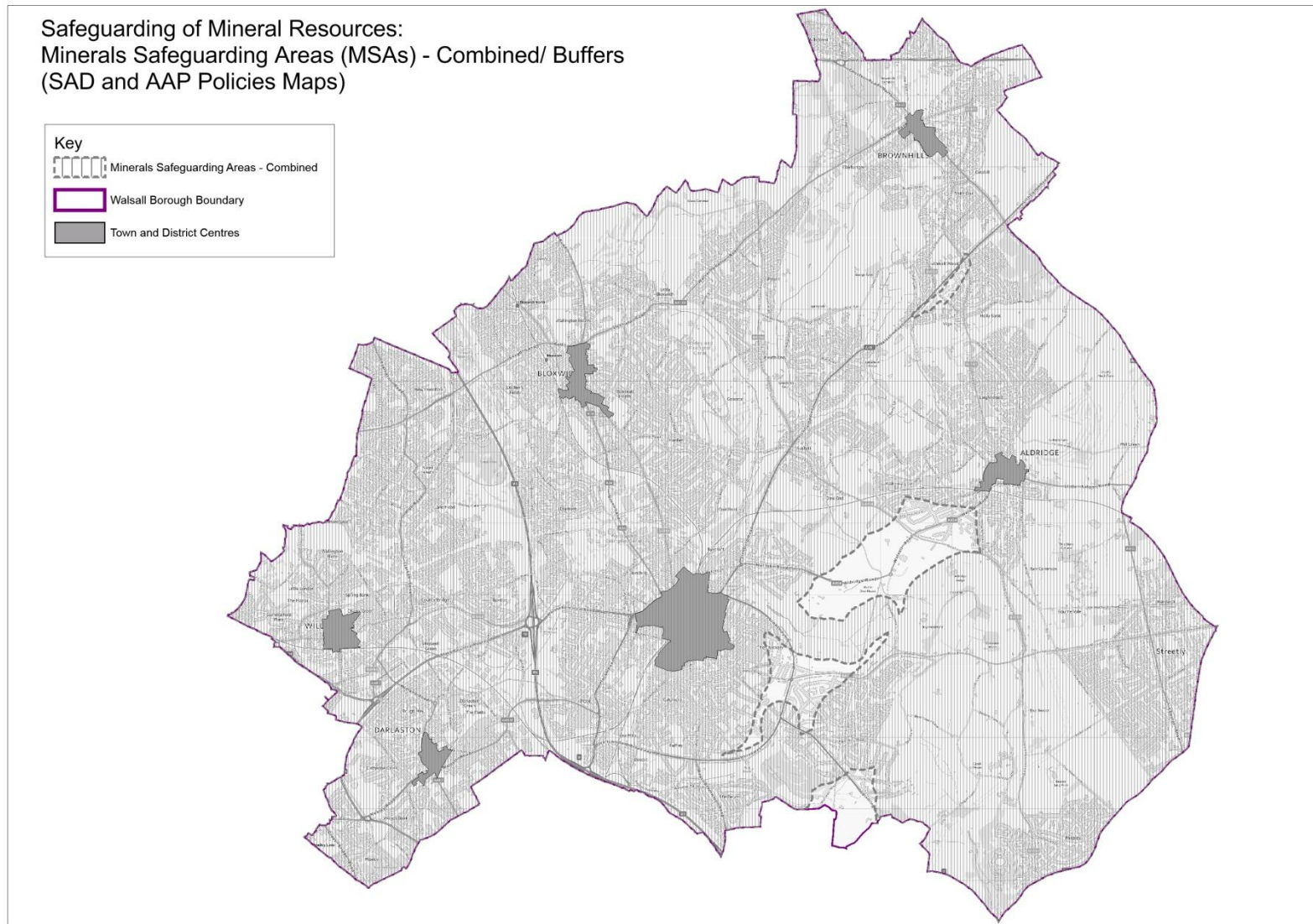
Map 9.1: Stubber's Green Area



Map 9.2: Highfields North and South Areas



Map 9.3: Proposed Minerals Safeguarding Areas



Map 9.4: Combined Minerals Safeguarding Areas

Appendix Bii

Proposed Modifications to Walsall Town Centre Area Action Plan (AAP)

Proposed Modifications – text proposed to be deleted is shown as ~~strike through~~, text proposed to be added is shown underlined.

Main Modifications are shown in bold text.

Reference	Page	Policy/Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
General						
MODAAP1	Throughout the plan	Policy Justification site tables	Within the allocation column include policy reference e.g. AAPB1	No	To make cross referencing easier for the reader and the document more user friendly.	No
Chapter 1: Introduction						
No Modifications at this stage. However, it should be noted that this chapter will need to be modified at the adoption stage to reflect that work on the preparation of the plan will have been completed.						
Chapter 2: Walsall Town Centre						
MODAAP2	11	2.2.1 Policy Justification	Amend first sentence: “The BCCS provides the basis for the AAP vision and the AAP needs to be consistent with in <u>the</u> BCCS.”	No	Typo.	No

Chapter 3: A Place for Shopping						
Reference	Page	Policy/Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODAAP3	17	Policy AAPS2 Part b)	Amend second sentence in part b) of policy: “Where retailing cannot be accommodated within or immediately adjacent to the Primary Shopping Area the Council will expect the following sites to be considered in order <u>as part of the sequential assessment.</u> “	No	In response to consultation representation from Zurich Assurance on behalf of Columbia Threadneedle to further clarify these sites are considered as part of a sequential assessment.	No
MODAAP4	19	Policy AAPS2 3.2.1 Policy Justification Part aii) site table TC02	Amend wording under TC02 Site Details, second sentence: “The existing building does not make a positive contribution to the nearby heritage assets, but any new development should not be above 3 storeys to avoid dominating the surrounding character. <u>but any development should be of sensitive design to avoid dominating the surrounding character, with no more than 3 storeys at the Digbeth frontage and 5 storeys at the Freer Street frontage.</u> ”	No	In response to consultation representation from Zurich Assurance on behalf of Columbia Threadneedle to clarify wording around storey heights.	No
MODAAP5	21	Policy AAPS2 3.2.1 Policy Justification Part b) site table TC07	Strengthen text under TC07 Site Details by deleting the following Frontages could be strengthened to improve the site’s relationship with the town and replacing with: “ <u>Any additional retail floorspace at Crown Wharf will be expected to strengthen the site’s integration with the centre through improved frontages and better pedestrian linkages.</u> ”	No	In response to consultation representation from Zurich Assurance on behalf of Columbia Threadneedle to strengthen the wording.	No

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MODAAP6	AAP Policies Map	AAP Policies Map The Bridge	Add reference number TC04a label to the map	No	For clarity	No
MODAAP7	24	Policy AAPS3 Part b)	Add reference number TC04a to Policy AAPS3 Part b): “The area around The Bridge (<u>TC04a</u>) will be flexible...”	No	For clarity	No
MODAAP8	25	Policy AAPS3 3.3.1 Policy Justification	Add reference number TC04a to text in first paragraph: “The Council has committed to investing in the new market at The Bridge (<u>TC04a</u>), including public realm improvements...”	No	For clarity	No

Chapter 4: A Place for Business						
Reference	Page	Policy/Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODAAP9	31	Policy AAPB2 Part a)	Additional final sentence in Part a) of the policy: <u>“Residential uses may be supported where buildings within the Social Enterprise Zone are historically listed if it can be demonstrated this is the best approach to maintaining the character of the buildings and that any proposal will not jeopardise the delivery of a Social Enterprise Zone. “</u>	Yes	In response to consultation representation from Planning Prospects Ltd on behalf of Norton & Proffitt Developments Ltd.	No
MODAAP10	33-34	Policy AAPB3 Part b)	Additional text to Part b) second sentence of policy: “Town centre uses <u>as shown on the AAP policies map</u> will be acceptable in principle subject to the other policies in Walsall’s Local Plan and provided that any remaining industry can be relocated satisfactorily, there are no physical constraints that would make the site unsuitable, and other relevant policy requirements are satisfied.”	No	To provide clarity that consider for release site have an allocated use should the requirements of the policy be met and the land released. .	No
MODAAP11	33-34	Policy AAPB3 Part b)	Additional column to site table in Part b) of policy – (see table at end of AAP modifications below): <u>Allocated Use (column heading)</u> <u>“TC11 – Opportunities for residential development and Waterfront area (AAPLV1 and AAPINV4)</u> <u>TC15 - Opportunities for residential development and Waterfront area (AAPLV1 and AAPINV4)</u>	Yes	This extra column will signpost what use the ‘consider for release’ sites have been allocated as, making the plan easier to use and the information more accessible.	No

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			<p><u>TC16 up to TC38 – Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u></p> <p><u>TC 46 and 48 – Opportunities for office development and education investment. Gigaport area (AAPB1, AAPLV2 and AAPINV3).</u></p> <p><u>TC47 – Opportunities for office development (AAPB1)”</u></p>			
MODAAP12	AAP Policies Map	Site TC48 and TC46	Adjust shading so it is clearer the site is allocated for both education and office development	No	To make the policy map easier to read.	No

Chapter 5: A Place for Leisure						
Reference	Page	Policy/Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODAAP13	36	Figure 5.1	Update photo to show completed scheme	No.	To ensure the plan is up-to-date	No
MODAAP14	37	Policy AAPLE1 New Part g)	New Part g) of policy: <u>“g) All proposals for leisure uses in the centre will be expected to accord with UDP Policy S3: Integration of Developments into Centres especially where schemes are proposed towards the edge of the town centre boundary”.</u>	Yes	To ensure the better integration of leisure uses in the centre.	No
MODAAP15	38	Policy AAPLE1 5.1.1 Policy Justification	Amend text in second paragraph to reflect completion of cinema scheme: “The AAP looks to address this issue by building on the cinema development which is currently under construction, which was completed in March 2016, to promote Walsall Waterfront as a leisure destination providing family orientated restaurants and a leisure offer that differs from the current provision.” “Specific locations for further large scale leisure developments have not been allocated through the AAP as there is no <u>current</u> evidence of further demand beyond securing a cinema in the centre. ”	No	To ensure the text is up to date.	No
MODAAP16	39	Policy AAPLE1 5.1.3 Delivery	Amend text to reflect completion of cinema scheme: “A key part of improving Walsall’s leisure offer is well underway with the construction of a <u>was delivered with the completion of the new cinema at Walsall Waterfront.</u> This scheme includes family orientated	No	To ensure the text is up to date.	No

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			restaurants and will create <u>has created</u> a high quality location at the canalside, building on the surrounding leisure uses of the Art Gallery and hotel. It is anticipated that following the opening of this new facility in <u>March 2016</u> further leisure development will be attracted to the area, securing the second phase of the Waterfront cinema scheme."			
MODAAP17	40	Policy AAPLE2 Part f)	Add AAP reference to Part f): "The public space at The Bridge (<u>TC04a</u>) will be promoted..."	No	For consistency	No
MODAAP18	44	Figure 5.2	Update the photo to show the completed cinema scheme.	No	To ensure the plan is up-to-date	No
MODAAP19	45	Policy AAPLE4 Part e)	Addition to Part e) of policy: "Where possible, incorporating Green Infrastructure as part of development <u>including through sensitive design and landscaping proposals</u> that will complement the canal network and the <u>environmental infrastructure network (AAPLV8)</u> by providing a natural setting and improving the ecological value of the network."	Yes	In response to representations from the Environment Agency to strengthen the policy	No
MODAAP20	46	5.4.3 Delivery	Amend text to reflect completion of cinema scheme: "Much of the canalside land in Walsall town centre has already been subject to redevelopment, such as the waterfront housing schemes, and the hotel development <u>and recently completed cinema development</u> . There is also a scheme nearing completion for a canalside leisure development anchored by a new cinema."	No	To ensure plan is up to date.	No

Chapter 6: A Place for Living						
Reference	Page	Policy/Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODAAP21	50	Policy AAPLV1 6.1.2 Evidence	Update reference to SHLAA date of publication to 2016	No	To ensure the plan is up to date.	No
MODAAP22	52	Policy AAPLV2	Change second Part b) of the policy to Part c) to rectify the duplication	No	To rectify duplication	No
MODAAP23	55	Policy AAPLV3 6.2.1 Policy Justification	Amend text to reflect completion of Walk-in Centre relocation: “There is a current planning consent to relocate the NHS Walk-in Centre has recently been relocated from its current previous location in Digbeth (TC01) to a new location in the Saddler’s Centre on Bridgeman Street (TC04), which is consistent with this policy.”	No	To ensure the plan is up to date.	No
MODAAP24	59	6.5 Protecting the Character of Walsall Town Centre	Amend introduction wording: “Walsall’s historic environment is a set of unique assets that showcases the evolution...”	No	Typo/ grammatical	No
MODAAP25	59	Policy AAPLV5 Part a)	Amend wording in Part a) to show plans are available within the AAP as well as the Characterisation Study: “...with particular reference to the Characterisation Analysis and Sensitivity Plans featured in the town centre Characterisation Study (Figures 6.2 and 6.3 below).”	No	For clarification	No
MODAAP26	59	Policy AAPLV5 Part c)	Amend wording of Part c): “The Council will encourage the sensitive re-use of those buildings of special architectural or historic	No	Typo.	No

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			interest in accordance with BCCS Policy ENV2 and other Policies <u>in</u> Walsall's Local Plan."			
MODAAP27	61	Policy AAPLV5 6.5.1 Policy Justification	Include new paragraph at the end of the current policy justification text: <u>"The mapping within this plan shows the buildings and conservation areas at the time of writing. As they are determined through separate legislation this may change through the plan period, therefore applicants and interested parties should review the most recent evidence alongside this plan".</u>	No	It is possible that the listing of historic assets will change during the plan period and in order to ensure interested parties are aware that this is a possibility wording has been suggested.	No
MODAAP28	69	Policy AAPLV7 6.7.1 Policy Justification	Amend phrase in brackets at end of second paragraph: "(see also policy ENV8 AAPLV8)."	No	Correction of error in policy cross reference.	No
MODAAP29	69	Policy AAPLV7 6.7.1 Policy Justification	Amend start of fifth paragraph to include site reference: "The Bridge area <u>(TC04a)</u> will be..."	No	For clarification.	No

Chapter 7: Transport, Movement and Accessibility						
Reference	Page	Policy/Section	Modification	Main Modification?	Reason for Modification	Potential Significant Effects - SA Required?
MODAAP30	75	Policy AAPT1 Part a)	Amend paragraphs iii) to v) of Part a): "iii) Give consideration to the ease of movement for those with limited mobility; and iv) Where appropriate provide enhanced signage, journey information, lighting and security; <u>and</u> v) Improve linkages to public transport and encourage sustainable travel."	No	For clarity.	No
MODAAP31	77	Policy AAPT1 7.1.1 Policy Justification	Amend text in fourth paragraph for clarity: "The AAP Policies Map sets out one maintained Greenway, <u>and proposes to extend this Greenway with two new routes, as well as proposing two new Greenways. and two proposed Greenways.</u> "	No	For clarity and consistency with the wording in the policy.	No
MODAAP32	78	Policy AAPT1 7.1.2 Evidence	Add reference to – " <u>Metropolitan Strategic Cycle Network</u> " " <u>The West Midlands Integrated Transport Authority Cycle Charter (2014)</u> "	No	Update to reference documents as requested by WMITA consultation representations.	No
MODAAP33	81	Policy AAPT2 7.2.2 Evidence	Add reference to – " <u>Metropolitan Strategic Cycle Network</u> " " <u>The West Midlands Integrated Transport Authority Cycle Charter (2014)</u> "	No	Update to reference documents as requested by WMITA consultation representations.	No
MODAAP34	AAP Policies Map	Walsall Bus Station	Colour the bus station in with the Opportunities for public transport investment (AAPT3) allocation. Add site reference number TC40a label.	Yes	To be consistent with how we are showing the sites where improvements to public transport are	No

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					proposed. Site reference added for clarity.	
MODAAP35	82	Policy AAPT3 Part b)	Amend Part b) of policy: “ Walsall Bus Station – St Paul’s (TC40a) will be improved in terms of <u>enhanced to allow for the more efficient operation of buses along with improved customer experience and safety.</u> ”	Yes	In response to ongoing discussions with Transport for West Midlands (TfWM) formally Centro around bus capacity in the centre.	No
MODAAP36	82 - 83	Policy AAPT3 New Part e)	New Part e) for policy: “ <u>Improvements will be made to better link the different forms of public transport in the centre including improved pedestrian linkages, signage and travel information (AAPT1).</u> ” Current part e) of the policy will become f)	Yes	Update in response to WMITA consultation representations to strengthen the policy.	No
MODAAP37	83-84	Policy AAPT3 7.3.1 Policy Justification	New paragraph after the fifth paragraph: “ <u>The West Midlands Strategic Transport Plan: Movement for Growth identifies a Key Route Network (KRN) across the Metropolitan area. The Walsall section of the KRN that falls within the AAP boundary includes Littleton Street West and Blue Lane West. The network will use road space effectively to cater for core bus routes and all types of road based rapid transit. The KRN will also allocate highway space for walking and cycling where appropriate.</u> ”	No	Update in response to request in the WMITA consultation representations.	No
MODAAP38	84	Policy AAPT3 7.3.2 Evidence	Include reference to - “ <u>Black Country Rapid Transit review (2015)</u> ”	No	Update to reference documents as requested by WMITA consultation representations	No

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MODAAP39	85	Policy AAPT3 7.3.3 Delivery	<p>Include additional bullet point -</p> <ul style="list-style-type: none"> • <u>“Work with the Combined Authority to deliver solutions as part of this new authority and will deliver such schemes and programmes within the Devolution Deal”.</u> 	No	Update to reference documents as requested by WMITA consultation representations	No
MODAAP40	86	Policy AAPT4 Parts a) and b)	<p>Amend policy:</p> <p>“a) Improvements or modification to the road system around the town centre are proposed in the locations identified on the AAP Policies Map. <u>Developments on the town centre ring road or development that will result in significant traffic being directed to the ring road will be expected to contribute to the identified improvements in order to maintain an efficient road network.</u></p> <p>b) Other highway works may also be necessary to serve future development/investment opportunities or to allow for improvements in public transport.”</p>	Yes	<p>Outcomes of the traffic modelling have allowed for further work to be progressed on these schemes.</p> <p>In response to consultation representations from the WM ITA to allow for highway improvements needed for enhancement to public transport</p>	No
MODAAP41	86 – 88	Policy AAPT4 7.4.1 Policy Justification	<p>Amend second paragraph:</p> <p>“The AAP Policies Map includes a number of proposed improvements to highway junctions. <u>The identified junctions located on Littleton Street West and Blue Lane West identified on the AAP map fall within Key Route Network where capacity improvements will be encouraged to improve journey times for all road users.</u> The key priority is the ring road which suffers from congestion. Without improvements to increase capacity, there are likely to be further issues with both traffic and air</p>	Yes	As requested by WMITA consultation representations	No

		<p>pollution levels. Furthermore businesses looking to locate in Walsall town centre may consider congestion to be a potential issue. These improvements may require changes to pedestrian movement across the ring road as the way junctions operate is altered to increase capacity on the road network. There may be some areas along the ring road, for example the junction of Hatherton Street and Littleton Street, where land is needed to make improvements to the ring road and the Council will work with landowners and developers to minimise the impact of this on developments. Initial Traffic modelling has been undertaken to understand the impact of future developments on the ring road in the short, medium and long term. The initial outcomes of the traffic modelling begin to support the view that improvements to key junctions along the ring road will be needed as new developments are delivered. <u>Developments on the Town Centre Ring Road or development that will result in significant traffic being directed to the Ring Road will be expected to contribute through Section 106 to the identified improvements as shown on the AAP Policies Map. The table below provides indicative details on the schemes in further detail. The other junctions identified are less of a priority...</u></p> <p>Insert table below:</p> <table border="1" data-bbox="696 1270 1285 1410"> <thead> <tr> <th><u>Reference</u></th> <th><u>Scheme Name</u></th> <th><u>Indicative Scheme Details</u></th> </tr> </thead> <tbody> <tr> <td><u>J1</u></td> <td><u>Green Lane /</u></td> <td><u>Improved</u></td> </tr> </tbody> </table>	<u>Reference</u>	<u>Scheme Name</u>	<u>Indicative Scheme Details</u>	<u>J1</u>	<u>Green Lane /</u>	<u>Improved</u>		<p>Text included in the policy justification to explain the approach towards developer contributions to highway improvements.</p>	
<u>Reference</u>	<u>Scheme Name</u>	<u>Indicative Scheme Details</u>									
<u>J1</u>	<u>Green Lane /</u>	<u>Improved</u>									

				<u>Blue Lane West</u>	<u>pedestrian facilities and capacity improvements</u>			
			<u>J2</u>	<u>Littleton Street West / Stafford Street</u>	<u>Traffic signal operation change.</u>			
			<u>J3</u>	<u>Littleton Street West/ Day Street</u>	<u>Improved pedestrian facilities.</u>			
			<u>J4</u>	<u>Littleton Street West/ Tesco</u>	<u>Traffic signal operation change.</u>			
			<u>J5</u>	<u>Littleton Street/ Hatherton Street</u>	<u>Junction capacity increase.</u>			
MODAAP42	AAP Policies Map	Locations for junction improvements	Remove Wolverhampton Street / Blue Lane West, Arboretum junction, Dudley Street / Caldmore Road, Caldmore Road/ Upper Hall Lane and Bradford Street/ Vicarage Place junction improvements.			Yes	Recent work undertaken shows that alterations are only needed on five of the junctions and therefore no improvements are planned to Wolverhampton Street and Blue Lane West , Arboretum junction. Dudley Street / Caldmore Road, Caldmore Road/	No

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					Upper Hall Lane and Bradford Street/ Vicarage Place are currently subject to a new highway configuration scheme which will be completed shortly. As no further improvements are considered necessary during the plan period these junction improvements can be removed.	
MODAAP43	AAP Policies Map	Locations for junction improvements	References numbers given to each junction improvement as set out in revised policy AAPT4	No	To allow for cross reference between the policy justification and the policies map.	No
MODAAP44	88	Policy AAPT4 7.4.2 Evidence	Include reference to – <u>“Walsall Town Centre Ring Road Proposals Modelling Report (2016)”</u>	No	Paper has since been produced using the updated modelling work.	No
MODAAP45	89	Policy AAPT5 Part a ii)	Deletion of text from Part a ii): “Except where there is a demonstrated need for short stay dedicated provision, car parking within or on the edge of the AAP area will be available to serve the needs of the centre as a whole.”	Yes	To ensure the policy covers all form of parking required in the town centre.	No

Chapter 8: A Place for Investment						
Reference	Page	Policy/Section	Modification	Main Modification ?	Reason for Modification	Potential Significant Effects - SA Required?
MODAAP46	98	AAPINV1 8.1.1 Policy Justification	Amend wording in second paragraph: “... having a key role in most of the projects which have attracted £370 <u>£415</u> million of investment in the town centre. There are currently <u>In 2015/16 5 schemes on-site or recently were</u> completed in the town centre which will alone delivered an additional <u>£39 million of investment</u> . The Council has played a key role...”	No	To ensure the plan is up to date.	No
MODAAP47	101-2	AAPINV2 8.2.1 Policy Justification site table TC02	Amend wording under TC02 Further Information: “Part of site is high sensitivity (levels 1 and 2) as per Characterisation Study, so any new development should not be above 3 storeys <u>be of sensitive design, with no more than 3 storeys at the Digbeth frontage and 5 storeys at the Freer Street frontage</u> , to avoid dominating the streetscene.”	No	In response to consultation representation from Zurich Assurance on behalf of Columbia Threadneedle regarding storey heights.	No
MODAAP48	102	AAPINV2 8.2.1 Policy Justification site table	Include site TC25 in the table: <u>“Site Ref: TC25</u> <u>Site Name: Goldmine Centre Area</u> <u>Allocation: AAPB2: Social Enterprise Zone</u> <u>Site Details: Partially within the PSA</u> <u>Capacity: Millennium House site could accommodate 1,803 sqm over 3 storeys</u> <u>Timescale: Long Term</u> <u>Further Information: The site is within Church Hill</u>	No	To ensure the table cover all the sites within the area making the document more accessible and cross referencing easier.	No

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			<u>Conservation Area. Much of the site is high sensitivity (level 1) as per the Characterisation study due to the listed buildings, however Millennium House is considered to have a high capacity for change.”</u>			
MODAAP49	104	8.2.3 Delivery	Update text: “It is anticipated that Primark will act as a catalyst for further retail development and <u>an 11 unit retail scheme on the site opposite has permission for started on site in February 2016. a retail scheme which is envisaged to start construction within the next 12 months.”</u>	No	To ensure the plan is up to date.	No
MODAAP50	111-112	AAPINV3 8.3.1 Policy Justification site table	Include site TC45, TC44 and TC48 in the table. <u>“Site Ref: TC45 Site Name: Walsall College Allocation: AAPLV2 Education Investment Site Details: Existing educational uses, unlikely to change. The creation of a high quality campus environment is encouraged Capacity: N/A Timescale: N/A Further Information: N/A</u> <u>Site Ref: TC44 Site Name: Walsall College Business and Sports Hub Allocation: AAPLV2 Education Investment Site Details: Educational facilities at the front of the site positively contribute to the street scene. Further educational facilities to the rear are encouraged in</u>	No	To ensure the table cover all the sites within the area making the document more accessible and cross referencing easier.	No

			<p><u>order to create a campus environment.</u></p> <p><u>Capacity: The rear of the B&S Hub could accommodate up to 13,100 sum over 3 storeys</u></p> <p><u>Timescale: Long Term</u></p> <p><u>Further Information: N/A</u></p> <p><u>Site Ref: TC48</u></p> <p><u>Site Name: 21 Portland Street</u></p> <p><u>Allocation: AAPB1 Opportunities for office development and AAPLV2 Educational Investment</u></p> <p><u>Site Details: Site in use for educational training</u></p> <p><u>Capacity: N/A</u></p> <p><u>Timescale: N/A</u></p> <p><u>Further Information: N/A</u></p> <p><u>Site Ref: TC49</u></p> <p><u>Site Name: Leather Museum</u></p> <p><u>Allocation: Policy AAPLE2: Sport and Cultural Facilities</u></p> <p><u>Site Details: Site in use as museum.</u></p> <p><u>Capacity: N/A</u></p> <p><u>Timescale: N/A</u></p> <p><u>Further Information: Locally listed building. Air quality issues along Littleton Street. Part of site in limestone consideration area (see Policy AAPINV7d)”</u></p>			
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MODAAP51	111	AAPINV3 8.3.1 Policy Justification site table	Amend text for TC47 under the Allocation column to include <u>Consider for release employment land</u> Amended text under Site Details column to read "Consider for release employment land within <u>adjacent to</u> Gigaport masterplan area".	No	To provide further clarification for interested parties.	No
MODAAP52	117	AAPINV4 Part d)	Amend Part d) of policy: "Waterfront South provides the opportunity to create a canalside community which supports the vitality of the centre and provides a high quality living environment. Residential uses will be suitable at the Kirkpatricks site (TC11), William House and Stafford Works (TC14) , and FE Towe Ltd, Charles Street (TC15) if the criteria in Policy AAPLV1(f) can be met."	Yes	For consistency with the AAP Policies Map and policy AAPLV1.	No
MODAAP53	118	AAPINV4 Addition to last section of policy	Addition to last paragraph of policy: "Development opportunities adjacent to the canal will be expected to contribute towards the improvement and maintenance of the canal infrastructure, and towpaths. All development within the area will be expected to protect, conserve and where possible, enhance heritage assets including the Canal Locks Conservation Area. <u>Schemes will also be expected to complement the natural environment of the canal and where possible provide green infrastructure.</u> "	Yes	In response to representations from the Environment Agency	No

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MODAAP54	118	AAPINV4 8.4.1 Policy Justification	Update first paragraph text: "Waterfront North has been the location where the Council has sought to attract leisure development in the town centre, as per the Walsall Waterfront SPD, and the delivery of the 100-bedroom Premier Inn hotel and the cinema scheme and associated restaurant <u>has made a significant contribution to achieving this vision. is the first investment of this nature.</u> The next challenge therefore is to <u>continue to deliver major leisure and entertainment uses on the remainder of the site</u> ".	No	To ensure the plan is up to date.	No
MODAAP55	119	AAPINV4 8.4.1 Policy Justification – site table TC10	Update Waterfront North TC10 Site Details: Planning consent (13/0440/FL) granted June 2013 for multiscreen cinema and associated leisure uses. Material amendments granted July 2014 (14/0779/FL) <u>"5 restaurants and cinema completed early 2016. Planning application for phase 2 (4 commercial/ restaurant units) was granted in June 2016 (16/0340)"</u>	No	To ensure the plan is up to date.	No
MODAAP56	119	AAPINV4 8.4.1 Policy Justification – site table TC08	Amend Waterfront Lex TC 08 Capacity: "4,824 sqm over 5 storeys (estimate from potential end user) <u>19,254 sqm over 4 storeys (estimate)"</u> .	No	To reflect current situation with site and ensure consistency with approach to capacity on other sites.	No
MODAAP57	120	AAPINV4 part d / 8.4.1 Policy Justification site table TC11	Amend text under allocation for site TC11: "Housing Residential"	No	For clarity/ consistency.	No
MODAAP58	121	AAPINV4 8.4.1 Policy Justification site table	Include sites TC12 and TC13 in the table. <u>"Site Ref: TC12 Site Name: Waterfront South green space</u>	No	To ensure the table cover all the sites within the area making the document more accessible and cross	No

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			<p><u>Allocation: AAPLV8 Urban Open Space</u></p> <p><u>Site Details: Green space providing amenity space next to the canal</u></p> <p><u>Capacity: N/A</u></p> <p><u>Timescale: N/A</u></p> <p><u>Further Information: Adjacent Canal Locks Conservation Area. Part of site in limestone consideration area (see Policy AAPINV7d)</u></p> <p><u>Site Ref: TC13</u></p> <p><u>Site Name: Walsall Art Gallery</u></p> <p><u>Allocation: AAPLE2 Sports, community, cultural facilities</u></p> <p><u>Site Details: Key visitor attraction and cultural destination. The Council will look to enhance the environment in which the building sits and protect views to the building</u></p> <p><u>Capacity: N/A</u></p> <p><u>Timescale: N/A</u></p> <p><u>Further Information: N/A”</u></p>		referencing easier.	
MODAAP59	125-126	AAPINV5 8.5.1 Policy Justification site table	<p>Include The Bridge allocation</p> <p><u>“Site Ref:TC04a</u></p> <p><u>Site Name: The Bridge</u></p> <p><u>Allocation: AAPS3 Walsall Market</u></p> <p><u>Site Details: Area with permission for the new Walsall Market (planning application 14/1871/FL)</u></p> <p><u>Capacity: Site area is 3,350sqm and will accommodate up to 80 stalls.</u></p>	No	To ensure the table cover all the sites within the area making the document more accessible and cross referencing easier.	No

			<p><u>Timescale: Short term (0-2 years)</u></p> <p><u>Further Information: Site is covered by Bridge Street Conservation Area. High sensitivity (level 2) as per Characterisation Study. Part of site in flood zones 2/3."</u></p>			
MODAAP60	129 – 136	AAPINV6 Site table in policy	Move the statement on if a site is 'Consider for release employment land' as set out under policy AAPB3 from the Site Details column to the Allocation column.	No	To provide further clarification for interested parties.	No
MODAAP61	138	8.6.3 Delivery	<p>Correct typo:</p> <p>"It must be noted however that the Council has limited resources and the plan has set out properties <u>priorities</u> which are considered to have the most potential for knock-on benefits for the centre as a whole".</p>	No	Typo	No
MODAAP62	141	AAPINV7 Part f)	<p>Amend AAPINV7 Part f) as follows:</p> <p>"A minerals safeguarding area (MSA) is defined on the AAP Policies Map. This covers the whole of the Town Centre.</p> <p>This MSA for Walsall is based on the MSA shown on the BCCS Minerals Key Diagram, which has been further refined to identify the extent of and includes <u>all</u> minerals of local and national importance occurring in Walsall. These are as follows in the Town Centre:</p> <p>i. Sands and Gravels – Bedrock (Triassic, Sherwood Sandstone, Kidderminster Formation) and Superficial (River and Glacial)</p> <p>ii. Coal (Carboniferous- Upper and Lower Coal</p>	Yes	For consistency with Proposed Modification to SAD Policy MIN1 in response to representations from the Mineral Products Association (441) and Coal Authority (681). Also to correct inaccuracies in bullet point i (there are no bedrock sand and gravel resources in the Town Centre) and to correct a typographical error (bullet point iv should be bullet point iii).	Yes

			<p>Measures) and associated minerals including fireclays</p> <p>iv-iii. Limestone (Silurian – Barr and Wenlock Formations).</p> <p>Separate technical documents are available, containing maps showing the parts of Walsall where each of these minerals can be found. Indicative MSA(s) for each of the above mineral types can be found on Map 9.1 of the Walsall Site Allocation Document (SAD).</p> <p>In accordance with BCCS Policy MIN1, where non-mineral development is proposed in the MSA, which falls within the thresholds identified in BCCS Policy MIN 1 on sites of 5 hectares or more in the Town Centre, applicants will be expected to consider the feasibility of extracting any minerals present in advance of the development (“prior extraction”). It is recognised that in Walsall “prior extraction” of the above minerals will rarely be feasible. The Council will therefore support non-mineral developments within the MSA where it can be demonstrated that “prior extraction” is not feasible, such as in the situations described in BCCS Policy MIN1”.</p>			
MODAAP63	145 - 146	AAPINV7 Policy Justification AAPINV7 (f) Minerals Safeguarding Area	<p>Amend this section as follows:</p> <p><u>“The MSA shown on the AAP Policies Map covers the whole of Walsall Town Centre, as it is necessary to include all mineral resources of local and national importance within it (NPPF paragraph 143 and Annex 2). There are sand and gravel, coal and limestone resources underlying the Town Centre, which have been extensively exploited in the past (see AAP INV7</u></p>	Yes Policy Justification	For consistency with Proposed Modifications to SAD Policy M1 and SAD Map 9.1, in response to representations from Mineral Products Association (441) and Coal Authority (681). Other	Yes

		<p><u>(e) above). Indicative MSA(s) for each type of mineral in the Black Country have been identified in BCCS Appendix 7, and those covering Walsall Borough are shown on Map 9.1 of the SAD. Further information on the mineral resources present in Walsall, including the mineral resources underlying the Town Centre, can be found in the SAD & AAP Minerals Technical Appendix. In accordance with current good practice guidance on minerals safeguarding, the MSA(s) for Walsall extend beyond the mineral resource areas, and include 'buffers' to protect potential mineral working areas from encroachment by other development.</u></p> <p><u>The main purpose of the a MSA is to safeguard the mineral resources within it from needless sterilisation by non-mineral development in accordance with BCCS Policy MIN1 and national policy guidance which states that minerals planning authorities should not normally permit other development proposals in minerals safeguarding areas where they might constrain future mineral extraction (NPPF paragraph 144). However, Walsall Town Centre is remote from the Areas of Search identified for future mineral extraction in the SAD and from any other mineral resources in Walsall likely to be worked on a commercial basis. New development in the Town Centre will therefore not constrain future mineral extraction.</u></p> <p><u>However, it is important to ensure that large scale developments in the Town Centre do not needlessly sterilise any mineral resources remaining beneath</u></p>		<p>changes also proposed for clarification and to remove repetition.</p>	
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		<p><u>the ground within the development site. The policy therefore requires planning applications for new development within the MSA, which fall within the BCCS Policy MIN1 thresholds (which applies to developments of 5 hectares and over on urban sites), to demonstrate that ‘prior extraction’ of minerals has been considered and applicants are expected to provide justification if ‘prior extraction’ is not proposed. The term ‘prior extraction’ means the extraction of minerals in advance of a redevelopment scheme, as a means of avoiding further sterilisation of the resource. However, ‘prior extraction’ is only likely to be</u> This is mostly likely to be feasible where minerals occur close to the ground surface, and where significant land remediation is below ground excavation works are required, and where there are no problems from ground contamination.</p> <p><u>The recent viability and delivery study SAD & AAP Minerals Project report (2015) by Amec Foster Wheeler has considered the potential for ‘prior extraction’ in Walsall. The study has identified situations where ‘prior extraction’ of sand and conglomerate may be able to provide a source of construction aggregates for use on-site or for sale, which may help offset the costs of individual development. However, any limestone resources of economic value underlying the Town Centre are likely to have been removed in the past (see AAPINV7 (e) above), and ‘prior extraction’ of coal is</u></p>			
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			<p>only likely to be feasible in the urban areas of Walsall on very large sites where extensive remediation is required. Overall, the study concurs with the Council’s view that “prior extraction” is rarely likely to be feasible or economically viable on small urban sites in Walsall, <u>where mineral deposits are often covered by a significant overburden of ‘made ground,’ which is likely to affect the feasibility of working them.</u> The policy therefore <u>also adopts the same pragmatic approach as the BCCS, in recognising that in the urban areas of Walsall, the need for other new development to meet other strategic objectives will often outweigh the need to safeguard any minerals that remain present beneath the ground, even if it is feasible in practice to extract them.”</u></p>			
MODAAP64	AAP Policies Map	AAP Policies Map – MSA Boundary	<p>Policies Map – replace existing MSA designation with the MSA designation shown on BCCS Minerals Key Diagram.</p>	Yes	<p>For consistency with Proposed Modifications to the SAD Policies Map in response to representations from Mineral Products Association (441) and Coal Authority (681).</p>	Yes

Appendix Bii (a)

AAP Policy AAPB3 Revised Text and Table (pages 33 and 34)

Policy AAPB3: Town Centre Employment Land

The Council will protect active industry within the town centre boundary through:

a) Allocating Albert Jagger (TC53) site as High Quality industry for safeguarding. The provisions of BCCS policy EMP2 and saved UDP policy JP8 will apply. Proposals for non high quality industrial uses will be discouraged if they compromise the overall quality. If the current use relocates proposals for town centre uses will be considered acceptable.

b) Allocating and safeguarding local quality industry as “consider for release” to other uses under the provisions of BCCS policy DEL2, and subject to the need to ensure that the stock does not fall below the minimum requirement set out in BCCS Policy EMP3. Town centre uses as shown on the AAP policies map will be acceptable in principle subject to the other policies in Walsall’s Local Plan and provided that any remaining industry can be relocated satisfactorily, there are no physical constraints that would make the site unsuitable, and other relevant policy requirements are satisfied. A1 retailing will only be supported where proposals can demonstrate there are no more centrally located suitable development sites or vacant premises (Policy AAPS1: Primary Shopping Area). Housing will be supported where proposals accord with Policy AAPLV1: Residential Developments.

Consider for Release Employment Sites:

Site Reference	Site Name	<u>Allocation (if requirements of BCCS DEL2 are met)</u>
TC11	Kirkpatricks, Charles Street	<u>Opportunities for residential development and Waterfront Area (AAPLV1 and AAPINV4)</u>

TC15	FE Towe Ltd, Charles Street	<u>TC15 - Opportunities for residential development and Waterfront Area (AAPLV1 and AAPINV4)</u>
TC16	Station Street	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC20 / 21	Midland Road / Bradford Street area	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC20	Midland Road	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC22	Vicarage Place/ Caldmore Road	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC23	Caldmore Road/ Upper Hall Lane	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC27	New Street	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC30	Ablewell Street east (Bank Street)	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC30	Ablewell Street east (Paddock Lane)	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC30	Ablewell Street east (Acorn Centre)	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC30	Ablewell Street east (Balls Street)	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC34	Intown area	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC34	Intown area (Intown Row/ Lower Rushall Street)	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC35	Upper Rushall Street/ Holtshill Lane	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC38	Lower Forster Street	<u>Secondary Development Sites as opportunities for mixed town centre uses and (AAPINV6)</u>
TC46	East of Portland Street (Corner of	<u>Opportunities for office development and education investment. Gigaport area</u>

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	Portland Street)	<u>(AAPB1, AAPLV2 and AAPINV3).</u>
TC46 / 48	East of Portland Street (Garden Street) / 21 Portland Street	<u>Opportunities for office development and education investment. Gigaport area (AAPB1, AAPLV2 and AAPINV3).</u>
TC47	North of Portland Street (John Street)	<u>Opportunities for office development (AAPB1)</u>
TC47	North of Portland Street area	<u>Opportunities for office development (AAPB1)</u>
TC47	North of Portland Street (Eccles Foundry)	<u>Opportunities for office development (AAPB1)</u>

Appendix Biii

Proposed Modifications to Walsall Draft Community Infrastructure Levy (CIL) Charging Schedule

Proposed Modifications – text proposed to be deleted is shown as ~~strike through~~, text proposed to be added is shown underlined.

Practice in respect of CIL Modifications has not distinguished between ‘Main’ and other Modifications so clearly as in respect of Local Plans. Therefore, all of the substantive changes proposed are shown in bold text.

CIL Charging Schedule				
Reference	Page	Section	Modification	Reason for Modification
		Introduction	No Modifications at this stage. However, it should be noted that this chapter will need to be modified at the adoption stage to reflect that work on the preparation of the plan will have been completed.	
MODCIL1		Table 1 in Appendix 1	<p>Amend the bands for residential development to the following:</p> <p>“Below 15 Units (all other housing developments) <u>1 to 14 Units (excluding flats)</u></p> <p>“Above 15 Units and Below 40 Units ((all other housing developments) <u>15 to 40 Units (excluding flats)</u></p> <p>“Below 40 Units (Flats) <u>1 to 40 Units (flats)</u></p> <p>Above 40 Units (all housing developments)</p>	For clarification.

			More than 40 Units (all housing developments)"	
MODCIL2		Section 106 Continued Use of S106	<p>Add to list of measures for which S106 obligations might still be used.</p> <p>"....</p> <p>Site specific improvements to, and the mitigation of adverse impacts on, the historic environment; and</p> <p>Site specific flood mitigation / resilience measures; <u>and</u></p> <p><u>Mitigation measures required under the Habitats Regulations 2010 in respect of impacts on European Sites within or outside of the borough."</u></p>	In response to the representation by Lichfield Council and to reflect Walsall Council's consideration of the advice it has received.

Community Infrastructure Levy Regulation 123 List				
Reference	Page	Section	Modification	Reason for Modification
MODCIL3		Section 106 Continued Use of S106	Add to list of measures for which S106 obligations might still be used. “.... “Site specific improvements to, and the mitigation of adverse impacts on, the historic environment; and Site specific flood mitigation / resilience measures; <u>and</u> “Mitigation measures required under the Habitats Regulations 2010 in respect of impacts on European Sites within or outside of the borough.”	In response to the representation by Lichfield Council and to reflect Walsall Council’s consideration of the advice it has received.
MODCIL4	-	Highways Improvements and Transport Infrastructure	Additional text for clarification: “Walsall Town Centre Public Transport Interchange linking Walsall bus station, rail station and Bradford Place.”	Clarification
MODCIL5		Public Realm (including Historic Environment and Heritage Assets)	Amend text: “Public realm improvements – wider Walsall town centre £5,900,000 <u>£4,800,000</u> ”	To reflect changes in the Council’s capital programme
MODCIL6		Public Realm (including Historic Environment and Heritage Assets)	Amend text: “ Closure of Wolverhampton Street highway <u>improvements</u> ”	To reflect the recent work undertaken on the options for improving connections along Wolverhampton Street